

R-C/PVT/0003/20040220/AP/S-2

15) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at the stage at which it is insisted upon by the concerned Executive Engineer (SRA).

Sr. No.	NOC's	Stage of Compliance
1	A.A. & C. 'R/C'-Ward	Before Plinth CC of Sale bldg.
2	H.E. from MCGM	Before Plinth CC.
3	Tree Authority/ Registered Consultant as per EODB	Before Plinth CC.
	Dy. Ch. Eng.(SWD) W.S./ Registered Consultant	Before Plinth CC.
	Regarding Internal SWD	Before Further CC.
	Regarding Training of Nalla.	N.A.
	Dy. Eng.(S.P.) (P & D)	Before Plinth CC.
	TATA / Reliance Energy / Electric Co.	Before Plinth CC.
	(T & C) of MCGM/Consultant	Before Further CC.
	for Parking Layout as per EODB	Before Plinth CC.
9	CFO NOC	Before Plinth CC.
10	Civil Aviation	Before Further CC.



- 16) All the conditions of Letter of Intent shall be complied with at appropriate stages or before asking for occupation certificate of Sale building as may be directed.
- 17) That the design and construction of the proposed building will be done under supervision of Registered Structural Engineer as per all, relevant I.S. Codes including seismic loads fire engine loads, precautions for submerged structural members, as well as under the supervision of Architect and Licensed Site Supervisor.
- 18) That you shall submit concurrence of D.P. department of M.C.G.M. for proposed re-alignment of 13.40 mtr. & 18.30 mtr. D.P. roads.
- 19) A registered undertaking regarding misuse of entrance lobby shall be submitted before issue of IOA of sale building under reference.
- 20) That you shall submit Ch. Eng. (M&E) / CFO & E.E (T&C) NOC for proposed mechanizes parking.

B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE: -

बरल - २/

१) That a plan showing the dimensions of the plinth and the available open space certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA)

२०२४

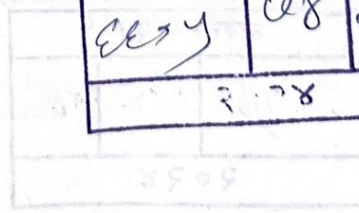
- 2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.
- 4) That you shall submit NOC from MOEF at appropriate stage of construction.

C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

- 1) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 2) That some of the drains shall be laid internally with C.I. pipes.
- 3) That you shall develop the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.
- 4) That the dustbin shall be provided as per requirement.
- 5) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 6) That the surface drainage arrangement shall be done after consultation with E.E. (SWD) as per the remarks. Completion certificate shall be obtained and submitted before requesting occupation certificate/B.C.C.
- 7) That the requirements from the M.T.N.L / Reliance electric Supply Co. shall be complied and complied with before requesting occupation permission.
- 8) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 9) That 10'-0" wide paved pathway up to staircase shall be provided.



बरल - २/		
६६५	८४	१०६
२०१४		



R-C/PVT/0003/20040220/AP/S-2

10) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.

11) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.

12) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.

13) That the drainage completion Certificate from E.E. (S.P.) (P & D) for septic tank/soak pit/STP shall be submitted.



14) That the Certificate from Structural Engineer in prescribed format along with the final plan mounted on canvas shall be submitted.

15) That the single P.R. cards for the amalgamated plot shall be submitted.

16) That layout R.G. shall be developed as approved by SRA.

17) That the N.O.C. from the A.A. & C. 'P/S' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.

18) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.

19) That the completion certificate from Tree Authority of MCGM shall be submitted.

20) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.

21) That the C.F.O. completion certificate from Chief Officer/ MCGM shall be submitted.

D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.		
2024		

NOTES:

1. That C.C. for sale building shall be controlled in a phase-wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98, 104, 172 & 192.

2. That no occupation permission of any of the Sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.

3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

Pam 21.10.2022

Executive Engineer
Slum Rehabilitation Authority



बरल - २/		
६६१५	८०६	१०६
२०२४		

NOTES

- (1) The work should not be started unless objections _____ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for construction purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing construction materials shall be demolished before submission of building completion certificate and a certificate signed by Architect shall be submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for construction purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. at least 15 days prior to the date of which the proposed construction work is taken in hand, that the water existing within the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc should not be deposited over footpaths or public street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of above conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted to the Licensed Structural Engineer.
- (10) The work above plinth should not be started before the same is shown to the office Sub Engineer (SRA) concerned and acknowledgement obtained from him regarding correctness of the open space dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Corporation of Greater Mumbai will require time to consider alternatives to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M. including lighting, lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.



बल-२/	२०२४	७०६
२०२४		

(17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic meters per 10 sq. mt below pavement.

(18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.

(19) No work should be started unless the existing structures or proposed to be demolished are demolished.

(20) If it is proposed to demolish the existing structures by negotiations with the tenants under the circumstances, the work as per approved plans should not be taken up in hand unless the Dy.Ch.Engincer(SRA) is satisfied with the following :

- (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each tenant.
- (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for alternative accommodation in the proposed structure.
- (iii) Plans showing the phase program of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure promotion.

(21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.

(22) The bottom of the overhead Water Tank above the finished level of the terrace shall not be less than 1.20 meter & not more than 1.50 meter.

(23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, wherever necessary, is obtained.

(24) It is to be understood that the foundations must be excavated down to hard

(25) The drains and other appurtenances in the building should be so arranged that they do not necessitate the laying of drains inside the building.

(26) No well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of the Municipal Corporation, Mumbai.

(27) All gully traps and open channel shall be provided with right fitting mosquito screens, and shall conform to relevant I. S. specifications.

(28) Broken bottles should be fixed over boundary walls. The prohibition refers to broken bottles & not to the use of plain glass for coping over compound wall.

(29) If the proposed addition is intended to be carried out on old foundations and structures, will do so at your own risk.



Rawal
21.10.2021

Executive Engineer, (S.R.A.)

बरल - २/		
६९१७	७८	१०६
२०२४		



ANNEXURE-F

DEVELOPER COPY

Sr. No. 488

SLUM REHABILITATION AUTHORITY
Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

NO R-C/PVT/0003/20040220/AP/S2 29 DEC 2022

COMMENCEMENT CERTIFICATE

To M/s. Imprint Construction Pvt. Ltd.

12/A Yusuf Building, 1st floor
40, Veer Nariman Road, Fort.

SALE BLDG NO.02

Mumbai- 400m 001.

Sir,
With reference to your application No. 6753 dated 18/08/2022 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 179/A & 179/B (Previous C.T.S No. 179 at village Magathane) of village Tal Borivali (E) Mumbai- 400 066 For Shiv Shambho SRA CHS LTD Magathane of village Magathane T.P.S.No. R/C Situated at

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/864/RC/PL & STGL/LOI dt. 05/03/2021 IDA/U/R No. R-C/PVT/0003/2004022/AP/S2 dt. 21/10/2022 and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through false misrepresentation and the applicant and every person deriving title through or under him in an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri P.B Pawar Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level

For and on behalf of Local Authority
The Slum Rehabilitation Authority
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



बल - २/		
EEG	06	902
074		

4. Search report for 33 years

Search was taken by search clerks in respect of the C.T.S. No. 179/A at the Offices of the Sub-Registrar at Mumbai, Bandra, Kandivali, Goregaon, Charkop and Borivali from the year 1990 to 2023 (till may) (33 years), and no relevant entry was found.

5. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said C.T.S. No. 179/A and in view of the aforesaid, we are of the opinion that State Government of Maharashtra are the owners of the Plot and Imprint Constructions Private Limited have development rights in respect of C.T.S. No. 179/A, and the same is clear, marketable and without any encumbrances, subject to the terms and conditions as contained in the notification dated 16th April, 2008 and subject to the amounts payable pursuant to the letter dated 20th June, 2009 issued by the State Rehabilitation Authority as amended from time to time.



Owners of the C.T.S. No. 179/A 179/A land: State Government of Maharashtra

We also understand that, consequent to the Order dated May 2, 2023 passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ('Hon'ble Tribunal') sanctioning the Scheme of Arrangement between Imprint Constructions Private Limited ('Demerged Company') AND Matrubhumi Construction Private Limited ('Resulting Company 1') AND Fortune Acres Private Limited ('Resulting Company 2') AND Jangid Construction Private Limited ('Resulting Company 3') AND their respective shareholders and creditors under Sections 230 to 232 of the Companies Act, 2013 ("Scheme"), has been taken on record by the Board of Directors ("Board"). The Scheme has been made effective by the Board of respective companies on May 10, 2023.



बरल - २/		
६६९५	८९	१४६
२०२४		

GOPAL MALPANI
B.COM, C.A, L.L.B
Advocate

8. The Scheme provides for demerger, transfer and vesting of the Demerged Undertaking 1 (as defined in the Scheme) from the Demerged Company into the Resulting Company 1 on a going concern basis; demerger, transfer and vesting of the Demerged Undertaking 2 (as defined in the Scheme) from the Demerged Company into the Resulting Company 2 on a going concern basis; and demerger, transfer and vesting of the Demerged Undertaking 3 (as defined in the Scheme) from the Demerged Company into the Resulting Company 3 on a going concern basis. Copy of the order dated May 2, 2023 of the Hon'ble Tribunal is enclosed herewith as Annexure - "B".

9. Pursuant to the Scheme, the above Plot 179/A are segregated into Resulting Company 1, Resulting Company 2 and Resulting Company 3, along with related assets and liabilities in the following manners:

Resulting Companies	Plot	Area Sq. meter
Matrubhumi Construction Private Limited (Resulting Company 1)	Plot E	1782.55
Fortune Acres Private Limited (Resulting Company 2)	Plot C	941.97
Jangid Construction Private Limited (Resulting Company 3)	Plot F	2673.83
TOTAL		8,912.77

The above plots are segregated and indicated / demarcated on the layout enclosed as Schedule 1 of the Scheme.

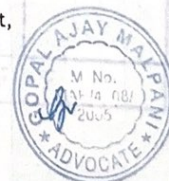
10. The report reflecting the flow of the title of Imprint Construction Private Limited to the C.T.S. No.179/A is enclosed herewith as Annexure - "A".

SCHEDULE HEREIN ABOVE REFERRED TO

ALL THAT piece or parcel of land and ground bearing Survey No. 111, Hissa No. 1 (pt), C.T.S NO. 179/A, admeasuring about 11,569.90 square meters situate, lying

Page 3 of 9

1 & 2, 1st Floor, Fine Mansion, 203, D.N. Road, Fort,
 Mumbai - 400 001 (India) Phone: 91-22-66253500
 E-mail: gopal@malpani.net



बल - २/		
६६९५	८२	१०६
२४		

GOPAL MALPANI
B.COM, C.A L.L.B
Advocate

and being at Village Magathane, Mumbai Suburban District and in the Registration Sub-District of Borivali and within the limits of Municipal Corporation of Greater Bombay bounded as follows:

On or towards EAST by: CTS No. 179/B (Part)

On or towards WEST by: Proposed 18.30m wide D.P. Road, CTS 179/A (pt), CTS Nos. 173, 175 & 177 & W.E. Highway

On or towards SOUTH by: CTS Nos. 170, 171 & 172

On or towards NORTH by: CTS Nos. 180, 181 and 182B, Proposed 13.40m wide D.P.Road, portion of CTS 179/A & 179/B.



Gopal Malpani
Gopal Malpani
Advocate

बरल - २/		
६६५	८३	१०६
1 & 2 ^{1st} Floor		
२०२४		

Page 4 of 9

Fine Mansion, 203, D.N. Road, Fort,
Mumbai - 400 001 (India) Phone: 91-22-66253500
E-mail: gopal@malpani.net

१६ - १३३		

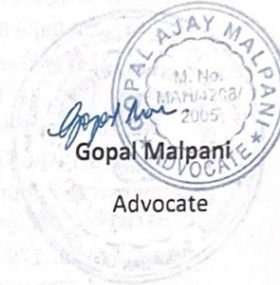
GOPAL MALPANI
B.COM, C.A, L.L.B
Advocate

Format - A

(Circular No: 28 /2023)

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract or Property Card issued by City Survey Officer, Borivali dated [13.05.2023], as on date of application for registration
2. Mutation entry no. - Not Applicable
3. Search was taken in respect of the C.T.S. No. 179 /A at the Offices of the Sub-Registrar at Mumbai, Bandra, Kandivali, Goregaon, Charkop and Borivali from the year 1990 to 2023 (till may) (33 years), and no relevant entry was found.
4. Any other relevant title - NA
5. Litigations if any - NA



Place: Mumbai
May 30, 2023



Page 5 of 9
1 & 2, 1st Floor, Fine Mansion, 203, D.N. Road, Fort,
Mumbai - 400 001 (India) Phone: 91-22-66253500
E-mail: gopal@malpani.net

बरल - २/		
६६१५	८४	१७६
२०२४		

ANNEXURE A

1. By a Deed of Confirmation dated 16th November, 2005 made between Shiv Shambu Co-operative Housing Society Limited (therein referred to as the Society) of the One Part and Imprint Constructions Private Limited (therein referred to as the Developers) of the Other Part, the parties therein confirmed the Agreement dated 27th June, 2004 for the consideration and on the terms and conditions more particularly mentioned therein, related to the Property now known as C.T.S. No.179/A. The Deed of Confirmation dated 16th November, 2005 is registered with the Sub-Registrar of Assurances at Mumbai under Serial Number BDR-5/7814/2005 on 16th November, 2005.
2. By Deed of Confirmation dated 31st December, 2005 made between (1) Dashrath DevlaDubli, (2) Ramila Dashrath Dubli, (3) Jayshree Dashrath Dubli, (4) Shakuntala Dashrath Dubli, (5) Maniben Devla Dubli (therein referred to as the First Owners) of the First Part, (6) Laxmibai widow of Vesta Dubli, (7) Vasanti widow of Ramesh Dubli, (8) Rekha Ramesh Dubli, (9) Sunita Ramesh Dubli, (10) Rajni Ramesh Dubli, (11) Kanti Ramesh Dubli, (12) Bharat Ramesh Dubli, (13) Prakash Ramesh Dubli, (14) Chandrakant Ramesh Dubli (therein referred to as the Second Owners) of the Second Part and Imprint Constructions Private Limited (therein referred to as the Developers) of the Third Part, the First and the Second Owners therein have authorized and empowered Imprint Constructions Private Limited to develop all that piece and parcel of land bearing Survey No. 111, Hissa No. 1 (part) corresponding to C.T.S. No. 179 (part) [now known as the C.T.S. No. 179/A] admeasuring about 16,000 square meters with the benefit of 60 feet wide D.P. Road for the consideration and on the terms and conditions more particularly mentioned therein.
3. On 20th June, 2009, the Deputy Chief Engineer, of the Slum Rehabilitation Authority, approved the Slum Rehabilitation Scheme on the said property now known as C.T.S. No. 179/A, of the Society, viz Shivshambho SRA Sahakari Gruhnirman Santha (Proposed) and M/s. Imprint Construction Private



बल - २/		
६६७	८५	१०६
२०२४		

GOPAL MALPANI
B.COM, C.A, L.L.B
Advocate

Limited as their Developer and issued Letter of Intent No. SRA / ENG / 864 / RC/ (PI/STGL) / LOI dated 20th June, 2009.

4. By a letter dated 20th June, 2009, Slum Rehabilitation Authority requested Imprint Construction Pvt. Ltd. to pay a sum of Rs. 6,80,87, 125/- (Rupees Six Crores Eighty Lacs Eighty Seven Thousand One Hundred and Twenty Five Only) towards the premium as per directive from Government of Maharashtra under notification dated 16th April, 2008 for plots bearing C.T.S. Numbers 179 (part) - Private admeasuring 17,924.40 square meters and 179 (part) Government Land admeasuring 15,215 square meters [Plots]. Thereafter, Imprint Construction Private Limited, deposited an amount of Rs. 1,70,21,800/- (Rupees One Crore Seventy Lakhs Twenty One Thousand Eight Hundred Only) towards the premium for the land shown as State Government of Maharashtra, as per the direction and Order dated 20th June, 2009 passed by Executive Engineer -II, Slum Rehabilitation Authority.
5. On 27th April, 2010, the Office of the Collector, Mumbai Suburban District, Bandra, Mumbai in response to the Application dated 17th March, 2010 by Imprint Construction Private Limited, issued NA Order Ref No. C/Desk-VII-A/LND/NAP /SRB-9066 dated 27th April, 2010, for Survey No.110(part) and 111 (part) corresponding to C.T.S. No.179 situate, lying and being at Village Magathane, Taluka Borivali, Mumbai Suburban District.
6. By a Letter dated 2nd December, 2011, Imprint Construction Pvt. Ltd. informed the Collector about correction in area of the Plot bearing C.T.S. No. 179 of Village Magathane admeasuring 33139.40 square meters.
7. On 7th December, 2011, order was passed by the Collector, Mumbai Suburban District thereby inter alia granting N.A. permission for correctional purpose in respect of C.T.S. No. 179/B vide Order Ref No. C/Desk - VII -A/ LND/NAP /SRB-9066 dated 7th December, 2011 carried out measurement correction and the area decreased from 33139.40 square meters to 28516.90



Page 7 of 9
1 & 2, 1st Floor, Fine Mansion, 203, D.N. Road, Fort,
Mumbai - 400 001 (India) Phone: 91-22-66253500
E-mail: gopal@malpani.net



बरल - २/		
६६९५	६६	१०६
२०१४		

GOPAL MALPANI
B.COM, C.A, L.L.B
Advocate

square meters, for Survey No. 111 /1 (part) corresponding to new C.T.S. No.179/A admeasuring 11569.90 Square Meters and for Survey No. 110 (part) and 111 (part) corresponding to New C.T.S. No.179/B admeasuring 16947.00 square meters and situate, lying and being at Village Magathane, Taluka Borivali, Mumbai Suburban District.

8. On 17th October, 2013, the Deputy Collector (Appeals) passed an Order allowing the Appeal filed by Vasanti Ramesh Dubli and quashed the Tahsildar Order dated 7th October, 2011.
9. Being aggrieved by the Deputy Collector (Appeals) Order dated 17th October, 2013, Shiv Shamboo Griha Nirman Santha filed a Revision Application being Revision Application No. TNC/REV/579 of 2013 before the MRT.
10. On 08th March, 2018, by an Order passed by MRT, the said Revision Application was partly allowed and the Deputy Collector Order was set aside. Thereafter, the matter was relegated to Ld. Deputy Collector (Appeals), Mumbai Suburban District wherein Vasanti Dubli and others were permitted to make an application seeking condonation of delay.

11. We have relied upon the Search reports dated 07/05/2019 issued by Mr. S.G. Angchekar for a period of 1990-2019 (30 years) and Search report dated 25/05/2023 issued by Mr. Anuj Y. Raval for a period of 2019-2023 (5 years) as shared by Fortune Acres Private Limited.

12. The Order dated May 2, 2023 passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ('Hon'ble Tribunal') sanctioning the Scheme of Arrangement between Imprint Constructions Private Limited ('Demerged Company') AND Matrubhumi Construction Private Limited ('Resulting Company 1') AND Fortune Acres Private Limited ('Resulting Company 2') AND Jangid Construction Private Limited ('Resulting Company 3') AND their respective shareholders and creditors under Sections 230 to 232 of the Companies Act, 2013 is been lodged for adjudication before the Collector of

Page 8 of 9

1 & 2, 1st Floor, Fine Mansion, 203, D.N. Road, Fort,
Mumbai - 400 001 (India) Phone: 91-22-66253500
E-mail: gopal@malpani.net



बरल - २/		
६६७५	८०७०६	
२०२४		

GOPAL MALPANI
B.COM, C.A, L.L.B
Advocate

Stamps, Mumbai for computation of the stamp duty payable on the said order post which the said order shall be filed for registration before the sub registrar office.

13. We have relied only upon the documents as mentioned above and have not taken any physical search before any courts, revenue authority.



Page 9 of 9
1 & 2, 1st Floor, Fine Mansion, 203, D.N. Road, Fort,
Mumbai - 400 001 (India) Phone: 91-22-66253500
E-mail: gopal@malpani.net

बल - २/		
६६१५	८८	१०८
२०२४		

GOPAL MALPANI
B.COM, C.A, L.L.B
Advocate

May 30, 2023

FORMAT - A

(Circular No: 28 /2023)

To

MAHARERA

Housefin Bhavan, Near RBI,
E Block, Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to land and plot bearing Survey No. 110 (part), 111, Hissa No. 1 (pt), C.T.S NO. 179/B, admeasuring about 16,947 square meters situate, lying and being at Village Magathane, Taluka Borivali, Mumbai Suburban District ("C.T.S. No. 179/B")

I have investigated the title of the C.T.S. No. 179/B, on the request of Fortune Acres Private Limited and relied on the following documents:

1. **Description of the property**

All that piece or parcel of land and ground bearing Survey No. 110 (part), 111, Hissa No. 1 (pt), C.T.S NO. 179/B, admeasuring about 16,947 square meters situate, lying and being at Village Magathane, Mumbai Suburban District (hereinafter referred to as the "C.T.S. No. 179/B")

2. The Documents of the C.T.S. No. 179/B more particularly detailed in **Annexure A.**

3. 7 /12 Extract or Property Card issued by City Survey Officer, Borivali dated May 13, 2023

4. Search report for 33 years

Search was taken in respect of the C.T.S. No. 179/B at the Offices of the Sub-Registrar at Mumbai, Bandra, Kandivali, Goregaon, Charkop and

Page 1 of 9

1 & 2, 1st Floor, Fine Mansion, 203, D.N. Road, Fort,
Mumbai - 400 001 (India) Phone: 91-22-66253500
E-mail: gopal@malpani.net



बरेल - २१		
१९	२०	२१
२२	२३	२४
२०२४		

Borivali from the year 1990 to 2023 (till may) (33 years), and no relevant entry was found.

5. On perusal of the documents shared and all other relevant documents relating to title of the said C.T.S. No. 179/B and in view of the aforesaid, we are of the opinion that Khatau Makanji and Company Private Limited are the owners of the Plot and that Khatau Makanji and Company Private Limited had also given development rights to Imprint Constructions Private Limited in respect of C.T.S. No. 179/B and is clear, marketable and without any encumbrances.

6. Owners of the C.T.S. No. 179/B / land:

Khatau Makanji and Company Private Limited

7. We also understand that, consequent to the Order dated May 2, 2023 passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ('Hon'ble Tribunal') sanctioning the Scheme of Arrangement between Imprint Constructions Private Limited ('Demerged Company') AND Matrubhumi Construction Private Limited ('Resulting Company 1') AND Rockline Acres Private Limited ('Resulting Company 2') AND Jangid Construction Private Limited ('Resulting Company 3') AND their respective shareholders and creditors under Sections 230 to 232 of the Companies Act, 2013 ("Scheme"), has been taken on record by the Board of Directors ("Board"). The Scheme has been made effective by the Board of Directors of the respective companies on May 10, 2023.

The Scheme provides for demerger, transfer and vesting of the Demerged Undertaking 1 (as defined in the Scheme) from the Demerged Company into the Resulting Company 1 on a going concern basis; demerger, transfer and vesting of the Demerged Undertaking 2 (as defined in the Scheme) from the Demerged Company into the Resulting Company 2 on a going concern basis; and demerger, transfer and vesting of the Demerged Undertaking 3 (as defined in the Scheme) from the Demerged Company into the Resulting Company 3 on a going concern basis. Copy of the order dated May 2, 2023 of the Hon'ble Tribunal is enclosed herewith as Annexure - "B".



बरल - २/		
२६१५	६०	१०६
२०२४		

GOPAL MALPANI
B.COM, C.A, L.L.B
Advocate

9. Pursuant to the Scheme, the above C.T.S. NO. 179/B is segregated into Resulting Company 2, along with related assets and liabilities in the following manner:

Resulting Companies	Plot	Area Sq. meter
Fortune Acres Private Limited (Resulting Company 2)	Plot C	3514.42

The above plot is segregated and indicated / demarcated on the layout enclosed as Schedule 1 of the Scheme.

10. The report reflecting the flow of the title of Imprint Constructions Private Limited to the C.T.S. No.179/B is enclosed herewith as **nnexure - A**.

A

~~SCHEDULE HEREIN ABOVE REFERRED TO~~
 ALL THAT piece or part of land bearing C.T.S. No. 110 (part), 111, Hissa No. 1 (pt), C.T.S NO. 179/B, admeasuring about 16,947 square meters situate, lying and being at Village Magathane, Taluka Borivali, Mumbai Suburban District and in the Registration Sub-District of Borivali and within the limits of Municipal Corporation of Greater Bombay bounded as follows:

On or towards EAST by: CTS No. 177/1

On or towards WEST by: Portion of CTS Nos. 179/A, Proposed 18.30m Wide D.P. Road, CTS Nos. 173, 175 & 177 & W.E. Highway

On or towards SOUTH by: CTS Nos. 170, 171 & 172

On or towards NORTH by: CTS Nos. 180, 181 and 182B, Proposed 13.40 m wide D.P.Road, Portion of CTS 179/B



Advocate

बरल - २/		
६६५	९९	९०६
१२/०६		

GOPAL MALPANI
B.COM, C.A, L.L.B
Advocate


Format - A

(Circular No: 28 /2023)

FLOW OF THE TITLE OF THE SAID LAND

1. 7 /12 Extract or Property Card issued by City Survey Officer, Borivali dated 13.05.2023, as on date of application for registration
2. Mutation entry no. - Not Applicable
3. Search was taken in respect of the C.T.S. No. 179/B at the Offices of the Sub-Registrar at Mumbai, Bandra, Kandivali, Goregaon, Charkop and Borivali from the year 1990 to 2023 (till may) (33 years), and no relevant entry was found.
4. Any other relevant title - NA
5. Litigations if any - (refer annexure A, point 14)

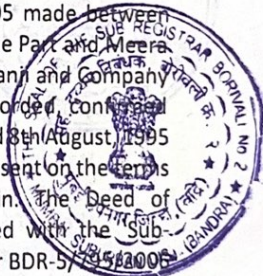



Gopal Malpani
Advocate

बरल - २/		
६६९	६२	१०८
२०२४		

ANNEXURE A

1. On 27th February, 1991, out of the aforesaid Original Plot, Khatau Makanji and Company Private Limited, executed an Unregistered Agreement for Sale in favour of one M/s. Pruthvi Builders & Developers Pvt. Ltd. in respect of the piece and parcel of land bearing inter alia, Survey No.109 (part), C.T.S. No. 169, admeasuring 22,970 Sq. Meters [C.T.S. No. 169] and Survey No 110 (part), 111, Hissa No 1 (pt), corresponding to C.T.S. No 178, 178(1), to 178(4) and 179/B [formally known as 179 (part)] admeasuring 16947 square meters [C.T.S. No. -179/B], lying, being and situate at Village Magathane, Taluka Borivali, in the Registration District and Sub-District of Bombay City and Bombay Suburban, being part of the Original Plot, more particularly mentioned in the Schedule hereunder.
2. By an Agreement for Sale dated 8th August, 1995 made between Khatau Makanji and Company Private Limited (therein referred to as the Vendors) of the One Part and Meera Housing Private Limited (therein referred to as the Purchasers) of the Other Part, Khatau Makanji and Company Private Limited agreed to transfer, sell and convey all its rights, title and interest in respect of the C.T.S. No. 179/B to Meera Housing Private Limited for the consideration and upon the terms and conditions more particularly mentioned therein, the Agreement for Sale dated 8th August, 1995 was registered with the Sub-Registrar of Assurances at Bombay and recorded under Serial No.BBJ/3849/1995 on 19.10.1995.
3. By a Deed of Cancellation dated 31st December, 2005 made between Khatau Makanji and Company Private Limited of the One Part and Meera Housing Private Limited of the Other Part, Khatau Makanji and Company Private Limited and Meera Housing Private Limited recorded, cancelled and agreed that the registered Agreement for Sale dated 8th August, 1995 stand cancelled, terminated and revoked by mutual consent on the terms and conditions more particularly mentioned therein. The Deed of Cancellation dated 31st December, 2005 is registered with the Sub-Registrar of Assurances at Mumbai under serial number BDR-5735/18005 on 30th January, 2006.



बरल - २/		
६६७५	६३	१०६
१९९४		

4. By an Agreement for Development dated 29th July, 2006 made between Khatau Makanji and Company Private Limited (therein referred to as the Owners) of the One Part and Imprint Constructions Private Limited (therein referred to as the Developers) of the Other Part, Khatau Makanji and Company Private Limited authorized Imprint Constructions Private Limited to develop all that piece and parcel of land bearing Survey No. 110 (part), 111, Hissa No. 1 (part), Survey No. 110 (part), C.T.S. No. 179 (part), and measuring about 17,139.4 square meters [Now C.T.S. No. 179/B] for the consideration and on the terms and conditions more particularly mentioned therein. The Agreement for Development dated 29th July, 2006 is registered with the Sub-Registrar of Assurances at Borivali No. 11 under serial number 5631 / 2006 on 29th July, 2006.

5. By a Power of Attorney dated 1st August, 2006 granted by Yeshwant Chunilal MODY in favour of (1) Imprint Constructions Private Limited, (2) Dinesh B. Shah, (3) Leelaram S. Jangid, (4) Rajnikant Kadakia, (5) Omprakash L. Jangid, (6) Chandrakant M. Majithia, Yeshwant Chunilal MODY substituted himself from acting as the Constituted Attorney by virtue of Power of Attorney dated 28th February, 1992 granted by Khatau Makanji and Company Private Limited in favour of Yeshwant Chunilal MODY and Manish Thakkar with (1) Imprint Constructions Private Limited, (2) Dinesh B. Shah, (3) Leelaram S. Jangid, (4) Rajnikant Kadakia, (5) Omprakash L. Jangid, (6) Chandrakant M. Majithia in respect thereof, the Power of Attorney dated 1st August, 2006 is registered with the Sub-Registrar of Assurances at Borivali No. 5 under Serial No. BDR-11/5697 /2006 on 1st August, 2006.



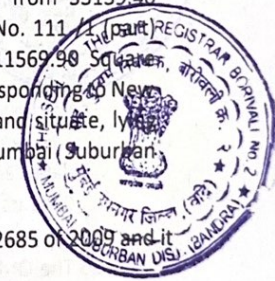
By a Deed of Conveyance dated 31st October, 2007 made between Khatau Makanji and Company Private Limited of the One Part and Meera Housing Private Limited of the Other Part, Khatau Makanji and Company Private Limited sold and/or transferred and/or assigned and/or conveyed the C.T.S. No. 179/B to Meera Housing Private Limited for the consideration and on the terms and conditions more particularly mentioned therein. The Deed of Conveyance dated 31st October, 2007 is registered with the Sub-Registrar of Assurances at Borivali under Serial No. BDR-10/7855/2007 on 31st October, 2007.



बरल - २/		
६६९५	६४	१०६
२०२४		

GOPAL MALPANI
B.COM, C.A, L.L.B
Advocate

7. On 20th June, 2009, the Deputy Chief Engineer, of the Slum Rehabilitation Authority, approved the Slum Rehabilitation Scheme on the said Property known as C.T.S. No. 179/B, viz Shivshambho SRA Sahakari Gruhnirman Santh a (Proposed) and Imprint Construction Private Limited as their Developer and issued Letter of Intent No. SRA / ENG / 864 / RC / (PI/STGL) / LOI dated 20th June, 2009.
8. On 27th April, 2010, the Office of the Collector, Mumbai Suburban District, Bandra, Mumbai in response to the Application dated 17th March, 2010 by Imprint Construction Private Limited, issued NA Order Ref No. C/Desk-VIIA/LND/NAP /SRB-9066 dated 27th April, 2010, for Survey No.110(part) and 111 (part) corresponding to C.T.S. No.179 situate, lying and being at Village Magathane, Taluka Borivali, Mumbai Suburban District.
9. By a Letter dated 2nd December, 2011, Imprint Construction Pvt. Ltd. informed the Collector about correction in area of the Plot bearing C.T.S. No. 179 of Village Magathane admeasuring 33139.40 square meters.
10. On 7th December, 2011, order was passed by the Collector, Mumbai Suburban District thereby inter alia granting N.A. permission for residential purpose in respect of C.T.S. No. 179B vide Order Ref No. C/Desk - VII - A/LND/NAP /SRB-9066 dated 7th December, 2011 carried out measurement correction and the area decreased from 33139.40 square meters to 28516.90 square meters, for Survey No. 111 (part) corresponding to new C.T.S. No.179 A admeasuring 11569.98 square meters and for Survey No. 110 (part) and 111 (part) corresponding to new C.T.S. No.179/B admeasuring 16947.00 square meters and situate, lying and being at Village Magathane, Taluka Borivali, Mumbai Suburban District.
11. On 3rd May, 2018, Consent Terms were filed in Suit No. 2685 of 2009 and it was agreed by Meera Housing Pvt. Ltd.:



Page 7 of 9
1 & 2, 1st Floor, Fine Mansion, 203, D.N. Road, Fort,
Mumbai - 400 001 (India) Phone: 91-22-66253500
E-mail: gopal@malpani.net

बरल - २/		
६६९५	०५	१०६
२०२४		

- that the Deed of Cancellation dated 31st December, 2005 made between Khatau Makanji and Company Private Limited and Meera Housing Private Limited is valid and binding on Khatau Makanji and Company Private Limited and Meera Housing Private Limited and as such no amount is payable thereunder
- that the Deed of Conveyance dated '31st October, 2007 stands cancelled and the Sub-Registrar of Assurances was directed to record the same;
- that the Deed of Rectification dated 7th February, 2008 stands cancelled and the Sub-Registrar of Assurances was directed to record the same.
- That the imprint constructions private limited is seized and possessed of and otherwise well and sufficiently entitled to above mentioned property and have the rights to redevelop the above-mentioned property.

12. On 30th September, 2019, an Order was passed by Chief Executive Officer, SRA wherein the Order dated 14th December, 2012 passed by the then CEO/SRA was withdrawn and it was directed that the Letter of Intent dated 20th June, 2009 be revalidated and further permissions as per law, regulations, rules and norms of SRA be processed.



13. On 5th March, 2021, the revised Letter of Intent No. SRA/ ENG / 864 / RC / PL & STGL LOI dated 5th March, 2021 was issued as per Reg. 33(10) & Reg. 32 of DCPR - 2034 for S. R. Scheme, by Slum Rehabilitation Authority (SRA).

14. We have relied upon the Search reports dated 07/05/2019 issued by Mr. S.G. Angchekar for a period of 1990-2019 (30 years) and Search report dated 25/05/2023 issued by Mr. Anuj Y. Raval for a period of 2019-2023 (5 years) as shared by Fortune Acres Private Limited.

15. The Order dated May 2, 2023 passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ('Hon'ble Tribunal') sanctioning the Scheme of Arrangement between Imprint Constructions Private Limited



बल - २/		
६६९९	६६९९	६६९९
२०२४		