

Office : 1&2, Riddhi - Siddhi Apartment,
Ground Floor, Opp. Gurukul School,
Behind Punjab National Bank, Tilak Rd.,
Ghatkopar (East), Mumbai - 400 077.
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137
E-mail : bipinjoshico@gmail.com

BIPIN JOSHI

B. A., LL.B.

Advocate, High Court

Ref. No.: _____

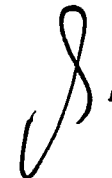
Date : _____

CERTIFICATE OF TITLE

* My clients, M/s. PRATHAMESH DEVELOPERS, a partnership firm registered under the Indian Partnership act, 1932 having their registered office at A-103/ 104, Haveli Apartments, M. G. Road, Ghatkopar (East), Mumbai - 400 077 are implementing the Slum Rehabilitation Scheme for the slum dwellers of NEW MILIND NAGAR S. R. A. CO-OPERATIVE HOUSING SOCIETY LTD. with respect to M S R T C 's property bearing CTS No. 636 (part) of Village Kurla, more particularly described in the schedule hereunder written (Herein referred to as "said Property"). They have placed in my hands the following documents for the purpose of investigating their rights and/or title to Develop the said property and to furnish the Report on Title as well as Certificate of Title.

PARTICULARS OF DOCUMENTS:-

- (a) P. R. Card of CTS No. 636 admeasuring 54423.5 square meters standing in the name of MAHARASHTRA STATE ROAD TRANSPORT CORPORATION, i.e. Maharashtra Rajya Vahatak Raste Mandal. Herein after referred to as a MSRTC.
- (b) Development Agreement dated 9.7.2006 executed by CHHEDILAL BALDO JAISWAL and 12 others (therein referred to as Promoters) in favour of Prathamesh Developers, in respect of said property.
- (c) Registered Deed of Partnership dated 28.8.2006, executed by (1) Mr. Ashok B. Kelkar, (2) Mr. Paresh Kantilal Shah, (3) Mr. Tushar B. Kuvadia, (4) Mr. Manish Dinesh Patel, (5) Mr. Amar Navin Chheda, (6) Mr. Manish Virendra Maniar.
- (d) Registered Deed of Partnership cum re - constitution dated 24.11.2014 executed by (1) Mr. Paresh Kantilal Shah, (2) Mr. Tushar B. Kuvadia, (3) Mr. Manish Dinesh Patel, (4) Mr. Amar Navin Chheda, (5) Mr. Dharmesh B Giri (6) Mr. Bhavesh B Giri and (1) Mr. Ashok B. Kelkar (2) Mr. Manish Virendra Maniar.
- (e) Letter of Intent dated 8.12.2008, in favour of New Milind Nagar S. R. A. Co-operative Housing Society (proposed) and Prathamesh Developers for implementing the Slum Rehabilitation Scheme, in respect of the area admeasuring 1823 square meters, forming party of said property.



Office : 1&2, Riddhi - Siddhi Apartment,
Ground Floor, Opp. Gurukul School,
Behind Punjab National Bank, Tilak Rd.,
Ghatkopar (East), Mumbai - 400 077.
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137
E-mail : bipinjoshico@gmail.com

BIPIN JOSHI


B. A., LL.B.

Advocate, High Court

Ref. No.: _____

Date : _____

- (f) No Objection Certificate dated 20.1.2009 of MSRTC bearing No. ST/ EEM (K)/ 2339 addressed to Mr. Ulhas Pagnis, Architect, inter alia, giving No Objection to implement the Slum Rehabilitation scheme on the property bearing CTS No. 636 (part), for New Milind Nagar S. R. A. Co-operative Housing Society (proposed).
- (g) Public Notice dated 6.2.2009, published in Free Press Journal dated 7.2.2009, on behalf of Prathamesh Developers, inviting claim, objection from the persons claiming rights, interest, if any in the said property by way of sale, exchange, mortgage, lease, trust etc.
- (h) Society registration certificate dated 20.2.2009, inter alia, bearing No. 11561 of 2009, for registration of New Milind Nagar SRA Co-operative Housing Society LTD.
- (i) Intimation of Approval dated 11.6.2009, bearing No. SRA/ ENG 2182-L/ MSRTC/ AP in respect of CTS No. 636 (part),
- (j) No Objection Certificate dated 17.6.2009, issued by the Central Railway authorities, for the proposed Slum Rehabilitation scheme on the property bearing CTS No. 636 (Part) for the slum dwellers i.e. New Milind Nagar SRA Co-operative Housing Society Ltd.
- (k) NOC dated 18.12.2009, from Western Naval Command namely by Commodore, Command Work Officer for Flag officer Commanding-in-Chief.
- (l) No Objection Certificate from Airports Authority of India (AAI) dated 25.10.2012, bearing No. BT(1)/ NOC/ MUM/ 12/ NOC/ AS - 021/960/2319.
- (m) Letter dated 14.8.2014, from Prathamesh Developers to City Survey Officer - Kurla II, for issuance of certificate of joint measurement.
- (n) Area Certificate dated 15.8.2014, after joint measurement at site issued by the City Survey Officer - Kurla II, by his letter dated 25.8.2014, in respect of CTS No. 636, admeasuring 54423.5 square metres and particularly for the area admeasuring 2217.5 square metres to be acquire for the New Milind Nagar SRA Co-operative Housing Society Ltd.
- (o) Revised No Objection Certificate dated 2.6.2015, from Airports Authority of India.
- (p) Amended/ Revised Letter of Intent dated 8.2.2016 issued by SRA.



Office : 1&2, Riddhi - Siddhi Apartment,
Ground Floor, Opp. Gurukul School,
Behind Punjab National Bank, Tilak Rd.,
Ghatkopar (East), Mumbai - 400 077.
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137
E-mail : bipinjoshico@gmail.com

BIPIN JOSHI

B. A., LL.B.

Advocate, High Court

Ref. No.: _____

Date : _____

- (q) Revised I O A granted by Slum Rehabilitation Authority dated 8.2.2016 for amended Plans of a composite building in slum.
- (r) The society's Architect's, letter dated 12.2.2016, requesting Executive Engineer, MSRTC for issuance of No Objection Certificate.
- (s) Letter dated 5.7.2016 from Deputy Collector, Encroachment Removal and Competent Authority, addressed to the Deputy Collector, Slum Rehabilitation Authority for amendment in Annexure II.
- (t) Hon High Court's Order dated 27/04/2016 in Writ petition no. 8277 of 2015, Writ petition no. 1440 of 2016 and Writ petition no. 1441 of 2016.
- (u) No Objection Certificate dated 7.6.2017 issued by the Chief Engineer (Estate) MSRTC.
- (v) Commencement Certificate dated 15/07/2011 issued by Executive Engineer, Slum Rehabilitation Authority and further re- endorsed on 28/07/2017.
- (w) Declaration of partners of Prathamesh Developers, dated 30.07.2017, inter alia, confirming their rights to implement the Slum Rehabilitation project and that their development agreement is valid and subsisting as well as disclosing the particulars of litigation.
- (x) Search Report dated 12.8.2017 furnished by Search Clerk, Mr. Eknath Gaokar.
- (y) Public Notice dated 31.7.2017 published in Free Press Journal and Nav Shakti on 2.8.2017

In accordance with the Guidelines of the Honourable Bombay High Court for issuance of Certificate of title, I have instructed my client to get me (i) search report and (ii) to cause Public Notice issued for investigating their right and/or title to develop the said property.

On the basis of the aforesaid documents, pending obtaining Search Report and publication of Public Notice, issued Report on title dated 31.7.2017.

I have caused Public Notice dated 31.7.2017 issued in Free Press Journal and Nav Shakti both published on 2.8.2017, inter alia, inviting objections or claims if any from the members of the Public with respect to implementation of the Slum Rehabilitation Scheme at



Office : 1&2, Riddhi - Siddhi Apartment,
Ground Floor, Opp. Gurukul School,
Behind Punjab National Bank, Tilak Rd.,
Ghatkopar (East), Mumbai - 400 077.
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137
E-mail : bipinjoshico@gmail.com

BIPIN JOSHI

B. A., LL.B.

Advocate, High Court

Ref. No.: _____

Date : _____

the said property. Nobody raised any objection nor claimed any rights adverse to the rights of my clients in respect of the said property.

My clients also caused search to be taken from office of Sub-registrar of Assurances and Revenue authorities. Mr. Eknath Gaokar, Search Clerk furnished his Search Report dated 12.8.2017 for his having taken search for the period from 1988 to 2017 (30 years). From the search report, it reveals that there is no charge nor any encumbrances of anybody in respect of the said property.

Brief Summery

- (a) MAHARASHTRA STATE ROAD TRANSPORT CORPORATION, viz, Maharashtra Rajya Vahatka Raste Mandalis the owner of the larger property.
- (b) Part of the property admeasuring square 2217.50 Square metres occupied by the slum dwellers. The slum dwellers formed a Co-operative Housing Society and get the same registered from the Registrar of Co-operative Societies, Slum Rehabilitation Authority and society registration certificate is issued on 20.2.2009.
- (c) The society, New Milind Nagar SRA Co-operative Housing Society LTD, Prathamesh Developers, through their Architect, Mr. Ulhas Pagnis, obtained revised LOI dated 8.2.2016 in respect of the plot area admeasuring 2217.50 square metres.
- (d) In accordance with the provisions of the Maharashtra Regional & Town Planning Act, 1966, Maharashtra Slum (I C R) Act 1976 and D C regulation 33 (10) my client are implementing slum rehabilitation scheme.
- (e) M. S. R. T. C. issued No Objection dated 7.6.2017.
- (f) Slum Rehabilitation Authority issued Commencement Certificate dated 15.07.2011 which is re-endorsed on 28.07.2017.
- (g) The Development rights granted to the Developers, under Development agreement dated 9.7.2006, by New Milind Nagar SRA Co-operative Housing Society Ltd are valid, and subsisting.
- (h) The requisite permissions, approvals such as No Objection from Airports Authority of India, No Objections from Navy, Railway authorities as well as approval from SRA, (IOA and Commencement Certificate) are obtained.



Office : 1&2, Riddhi - Siddhi Apartment,
Ground Floor, Opp. Gurukul School,
Behind Punjab National Bank, Tilak Rd.,
Ghatkopar (East), Mumbai - 400 077.
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137
E-mail : bipinjoshico@gmail.com

BIPIN JOSHI

B. A., LL.B.

Advocate, High Court

Ref. No.: _____

Date : _____

- (i) Some hutment dwellers objected and did not co-operate in shifting. The developers instituted proceedings for eviction under Sections 33 to 38 of the Maharashtra Slum Areas (Improvement, Clearance & Re-development) Act, 1971 before the Deputy Collector. The objections of slum dwellers for development and/or shifting are rejected by Competent Authority, Appellate authority as well by Hon High Court.

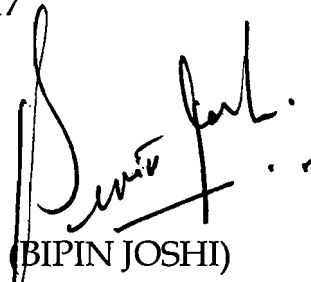
In the aforesaid facts and circumstances of the case, I hereby certify that Prathamesh Developers are entitled to carry on the development in accordance with the permission granted by Slum Rehabilitation Authority and rights of Prathamesh Developers to develop the property described in the Schedule hereinunder mentioned are clear, marketable and free from all encumbrances.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT PIECES AND PARCEL OF land admeasuring 2217.5 square metres, bearing CTS No. 636 (part), of Village Kurla II, Near Premier Company Gate No.6, Kurla Car Shed Road, Kurla (West), Mumbai - 400 070 and bounded as follows:

NORTH :- M S R T C Depot
- SOUTH :- Kurla car shed road.
EAST :- Milind Nagar.
WEST :- Premier Road.

Bombay, dated 21st day of August 2017



(BIPIN JOSHI)

Advocate, High Court