

To,
Raghav Raj Builders and Developers LLP,
A-701, Crystal Plaza,
New Link Road, Andheri (West),
Mumbai- 400 053

Re: CERTIFICATE OF TITLE

Re: All that Piece and Parcel of Immovable property bearing CTS No. 2 (Part) admeasuring about 882.92 sq. meters in the Nehru Nagar MHADA Layout of Viillage Kurla-III within the registration district and sub district of Mumbai Suburban situate, lying and being at Mother Dairy Road, Kurla (East), Mumbai- 400 024 together with structure thereon bearing building no. 144 of ground plus 4 upper floors and bounded as follows:

On or towards the North	: Building No.145
On or towards the South	: Building No. 143
On or towards the East	: Milk Dairy & Plant
On or towards the West	: Ashtvinayak Marg

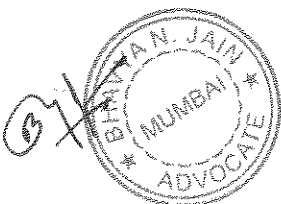
A. DOCUMENTS PERUSED AND SCRUTINIZED

1. Copy of Indenture of Lease dated 2nd April 1985 made and executed between the Maharashtra Hosing and Area development Authority ("hereinafter referred to as **MHADA**"), therein referred to as "the Authority" of the one part and The Ashapurti Co-op-Housing society Limited , a co-operative housing society duly registered under the Maharashtra Co-Operative Societies Act 1960 under registration no. BOM/HSG/3877/72, (hereinafter referred to as "**the said society**"), therein referred to as "the Lessee" of the other part whereby MHADA leased and demised the above referred land bearing CTS No. 2 (Part)



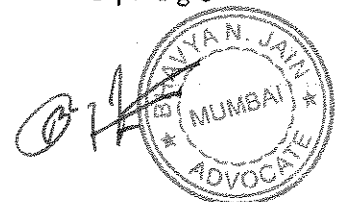
admeasuring about 882.92 sq. meters in the Nehru Nagar MHADA Layout of Viillage Kurla-III within the registration district and sub district of Mumbai Suburban situate, lying and being at Mother Dairy Road, Kurla (East), Mumbai- 400 024 ("hereinafter referred to as **"the said land"**) unto the name of the said society for a period of 99 years. The said Indenture of Lease has been duly stamped and registered under registration no. BDR-1784/15 of 1985.

- II. Copy of Deed of Sale dated 2nd April 1985 made and executed between MHADA and the said society in respect of sale of building no. 144 (hereinafter referred to as **"the existing building"**) standing on the said land. The said Deed has been duly stamped and registered under registration no. BDR-1786/15 of 1985. The said land and the existing building are hereinafter collectively referred to as **"the said property"**.
- III. Original of Development Agreement dated 8th August 2018 (**"the said Development Agreement"**) made and executed between The said society, therein and hereinafter referred to as "the society" of the First part and **M/S. Raghav Raj Builders and Developers LLP**, a Limited Liability Partnership Firm duly registered under the LLP Act 2008, therein and hereinafter referred to as **"the Developer"** of the Second Part and all existing members of the Ashapurti CHS Ltd, therein referred to as "the Confirming Members" of the Third Part alongwith ancillary documents attached thereto in respect of Re-Development of the said property by demolishing the exiting building and constructing a new building on the said land on the terms and conditions more particularly specified in the said agreement. The said Agreement has been duly registered under registration No. KRL-2/10194/530 of 2018.

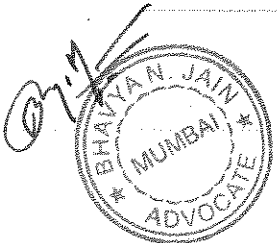


B. OBSERVATIONS AND TRACE OF TITLE

- I. The Maharashtra Housing and Area Development Authority ("**MHADA**") being duly constituted with effect from 5th Day of December 1977 under the Government Notification in the Public works and Housing Department No. ARD-1077 (1)/Desk-44 dated 5th December 1977, pursuant to the Maharashtra Housing Board, the earlier statutory Corporation established under the Bombay Housing Board Act 1948 (hereinafter referred to as "the Board") having stood dismissed by the operation of Section 15 of the said act;
- II. Under clauses (a) and (b) of section 189 of the said act all the property rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract became the properties, rights, liabilities, duties and obligations of MHADA;
- III. The said Board had various Public Housing Schemes of construction, allotment and sale of tenements of various sizes in residential and/ or commercial buildings in and around Mumbai;
- IV. The said Board had constructed the Building Bearing Building No. 144 comprising stilt plus Four upper floors comprising Two wings and a total of 40 tenements on the said plot to be allotted to the individuals belonging to the Lower Income Group (LIG) for the residential purpose.
- V. The Allottees/ Owners of the said 40 tenements in building no. 144 formed a Co - Operative Housing Society Known as "**Ashapurti Co-Op Housing Society Limited**" registered under the Maharashtra Co-Operative Societies Act, 1960 Under No. BOM/HSG/3877/1972



- VI. Vide an Indenture of Lease dated 2nd April 1985 executed between the said MHADA, therein referred to as "the Authority" of the one part and the said society, therein referred to as "the Lessee" of the other part, MHADA demised the said land unto the name of the said society for a period of 99 years on the terms and conditions more particularly stated in the said Deed. The said Deed has been duly stamped and registered.
- VII. Vide a Deed of Sale dated 2nd April 1985, MHADA has sold transferred, conveyed and granted the said existing building No. 144 unto the name of the said society for the consideration and on the terms mentioned in the said Deed. The said Deed of Sale has been duly stamped and registered
- VIII. In the aforesaid premises, the Ashapurti Co-Op Housing Society Limited is entitled to the said existing building no. 144 as the owner thereof and the said land as the Lessee thereof.
- IX. The Ashapurti Co-Op Housing Society Limited decided to redevelop the said property by demolishing the existing Building No. 144 and constructing new Multi Storied building under the prevailing DC Regulations applicable for the Redevelopment of the MAHADA Societies.
- X. The Ashapurti Co-Op-Housing Society Limited by its Special General Body Meeting held on 31st May, 2015 agreed to appoint M/s. Acme Consultants as their Project Management Consultants ("PMC") for the said Redevelopment project.
- XI. Pursuant to "Invitation of Tender" circulated by the said PMC on behalf of the said society, you, i.e. Raghav Raj Builders and Developers LLP had submitted your offer in the specified format to the said Society.



- XII. The Ashapurti Co-Operative Housing Society Ltd. held its Annual General Body Meeting on 24th September 2017, which was conducted by Mr. Chandrashekhar Dongarwar, being the authorized officer of the Dy. Registrar of Co-operative Societies, MHADA, Mumbai. In the said AGM, all members present in the meeting unanimously voted in favor of M/s. Raghav Raj Builders and Developers LLP to grant the development rights of the said society under Rule 33 (5) of new DC Rules amended on 8th October, 2013 read with MHADA and MCGM rules and regulations as amended from time to time. The resolution for appointing M/s. Raghav Raj Builders and Developers LLP as the Developer was passed in the aforesaid Annual General Body meeting dated 24th September 2017.
- XIII. The Honorable Deputy Registrar of Co-operative societies, MAHDA, Mumbai, Shri Rajendra Gaikwad, by his letter bearing No.MB/Dy.Reg./B-4/4383/2017 dated 29th September 2017 has stated that M/s. Raghav Raj Builders and Developers LLP has been duly elected and appointed as the Developer by the said Society and that the society has complied with all the terms and conditions under the guidelines dated 3rd January 2009 for redeveloping the said property.
- XIV. Vide Development Agreement dated 18th August 2018 ("**the said Development Agreement**"), The Ashapurti Co-Op Housing Society Limited has granted in favor of M/s Raghav Raj Builders and Developers LLP, the development rights in respect of the society's property being all those pieces and parcels of land, hereditaments and premises together with the structures of Stilt plus Four upper floors comprised of 40 tenements standing thereon constructed on land bearing CTS No. 2 (Part) admeasuring about 882.92 sq. meters in the Nehru Nagar MHADA Layout of Viillage Kurla-III within the registration district and sub district of Mumbai Suburban situate, lying and being at Mother Dairy Road,

Kurla (East), Mumbai- 400 024 for the consideration and upon the terms and conditioned more particularly state in the said agreement. The said Development Agreement has been duly adjudicated by The collector of stamps, Kurla Division by its Adjudication Final Order bearing No.Adj./1100901/509/18/K and has been duly registered under Serial No.KRL-2/10194/530/2018.

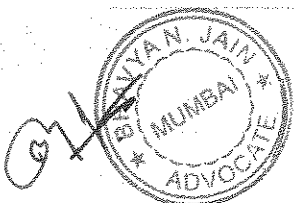
- XV. As per the said Development Agreement , the Society has granted exclusive rights in favour of Developer for redevelopment of said property by demolition of existing Building of the society standing thereon and constructing a new building U/s 33 (5) of the DCR and after re-housing all 40 members of the Society in the newly constructed Building, to sell the balance constructed area in the open market for the consideration and allot parking slots to the prospective purchasers for the consideration and on the terms and conditions as the Developer may deem fit.

C. PERMISSIONS AND SANCTIONS FOR TITLE

- I. Letter dated 29th September 2017 bearing Reference No.MB/Dy.Reg. /B-4/4383/2017 issued by the Honorable Deputy Registrar of Co-operative societies, MAHDA, Mumbai , Shri Rajendra Gaikwad, stating that M/s.Raghav Raj Builders and Developers LLP has been duly elected and appointed as the Developer by the Ashapurti Co-Operative Housing Society Ltd.

D. SEARCH AND INVESTIGATION

- I. I have issued Public Notices in the Free Press Journal and Navshakti Newspapers, both dated 21st December 2018 inviting claims , if any , from members of the public in respect of the above referred property and I state that I have not received any claims in response to the said notices.



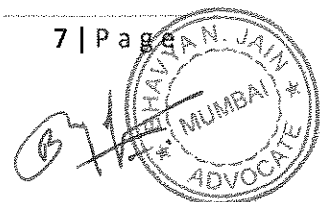
- II. I had caused search to be taken for past 30 years in the offices of all relevant Registration Departments and as per search report dated 4th January 2019 issued by search Clerk Mr. Manoj Kunde, there are no registered lis pendens, encumbrances or agreements detrimental to the title of the society or the said Developer during the said period.

E. ADDITIONAL ORIGINAL DOCUMENTS EXAMINED

- I. **Offer Letter** dated 27th April 2018 Ref No. CO/MB/REE/NOC/F-1004/736 of 2018 issued by MHADA to the Ashapurti CHS Ltd
- II. **Intimation of Approval** issued by MHADA dated 20th October 2018 ref no: EE/BP Cell/GM/MHADA-22/114/2018
- III. **NOC** dated 13th November 2018 ref No: CO/MB/REE/NOC/F-1004/1867 of 2018 whereby MHADA has granted NOC and permission for the Proposed Redevelopment of the said society.
- IV. **Commencement Certificate** issued by MHADA dated 29th December 2018 ref no. EE/BP/GM/MHADA-22/114/2018 issued by MHADA
- IV. **Letter** dated 4th August 2018 issued by the MCGM granting NOC for stipulating the protection & firefighting requirement for the proposed redevelopments on the terms and conditions contained therein.
- V. **Letter** dated 9th January 2018 issued by the Airport Authority for India regarding height Clearance for the said project

D. CERTIFICATE OF TITLE AND NO ENCUMBRANCE

- I. Pursuant to Investigation of title and examination of documents mentioned hereinabove, I Certify that the Ashapurti Co-op Housing Society Limited is the entitled to the captioned property as the Lessee of the said land and owner of the existing structure and you **M/s Raghav Raj Builders and Developers LLP** are entitled to develop the said



property pursuant to Development Agreement dated 18th August 2018 and are entitled to sell/dispose the flats, coming to your share in the Open Market and are entitled to appropriate and proceeds and profit thereof.

Description of the captioned property is as follows:

All that Piece and Parcel of Immovable property bearing CTS No. 2 (Part) admeasuring about 882.92 sq. meters in the Nehru Nagar MHADA Layout of Viillage Kurla-III within the registration district and sub district of Mumbai Suburban situate, lying and being at Mother Dairy Road, Kurla (East), Mumbai- 400 024 together with structure thereon bearing building no. 144 of ground plus 4 upper floors and bounded as follows:

On or towards the North	: Building No.145
On or towards the South	: Building No. 143
On or towards the East	: Milk Dairy & Plant
On or towards the West	: Ashtvinayak Marg

Dated this 11th day of January 2019

Place: Mumbai

Yours Sincerely,


Bhavya N. Jain
Advocate

