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To:

**M/S. CHAMUNDA BUILDERS & DEVELOPERS**

Date: 24/12/18

111, Chamunda Heritage,

Jijamata Nagar,

Andheri (East),

Mumbai- 400 069

Total pages 13

Sir:

Sub: Title Report in respect of plot of land bearing Survey No. 32, Hissa No. 17 admeasuring about 9 Gunthas corresponding to CTS No. 370, 370/1 to 370/35 admeasuring about 1921.90 sq. mtrs. Village Ville Parle (East), Taluka Andheri, Mumbai Suburban District, situate at Sai Mandir Road, Koldongri, Jijamata Nagar, Andheri (East), Mumbai-400 069 alongwith the structure standing thereon.

Owner: **M/S. CHAMUNDA BUILDERS AND DEVELOPERS.**

Pursuant to your instructions to verify the title in respect of the above property which is more particularly described in the schedule hereunder written, we have perused the Search Notes, Deed of Conveyance, Agreements, LOI, IOA, Revenue Records and other relevant documents and our opinion is as follows:

1. Prior to 1960 (1) Shri Madhukar alias Madhusudan Kashinath Raut and (2) Shri Ramkrishna Kashinath Raut (both since deceased) during their life time were owners and absolutely seized and possessed of or otherwise well and

sufficiently entitled to Plot of land bearing Survey No. 32, Hissa No. 17 admeasuring about 19 Gunthas as per 7/12 extracts which is corresponding to CTS No. 370, 370/1 to 370/35 admeasuring about 1921.90 sq. mtrs. as per property card, Village Vile Parle (East), Taluka Andheri, Mumbai Suburban District, situate at Sai Mandir Road, Koldongri, Ujamatata Nagar, Andheri (East), Mumbai-400 069 alongwith the structure standing thereon, hereinafter referred to as the said property which is more particularly described in the schedule hereunder written.

2. The said original owners i.e. (1) Shri Madhukar alias Madhusudan Kashinath Raut and (2) Shri Ramkrishna Kashinath Raut (both since deceased) granted lease of open plot of land to one Mr. Vasudeo Vitthal Dabhade by Lease Deed dated 09.03.1962 registered under No. BND-665 of 1962 on 10.03.1962 for 20 years. The said Mr. Vasudeo Vitthal Dabhade constructed chawl and let out premises to occupiers.

3. The said property which is more particularly described in the Schedule hereunder written was declared as a slum under Notification issued under Section 4(1) of Maharashtra Slum Areas (I. C. & R.) Act, 1971 as per Government of Maharashtra Gazette dated 14.07.1977 bearing No. SLM/1077/5280-G.

4. Meantime as per the said Lease Deed in 1980 Mr. Vasudeo Vitthal Dabhade through his Advocate sent a notice for option to purchase the

7. The abovementioned Smt. Malini Madhukar Raut expired on 24<sup>th</sup> August,

2010 leaving behind her sons (1) Shri Pramod Madhukar Raut (2) Shri Pravin Madhukar Raut (3) Shri Umesh Madhukar Raut and her daughters (1) Smt. Vinodini Pushkar Mhatre (maiden name: Miss Vinodini Madhusudan Raut (2) Smt. Pratibha Dilip Bhatte (Maiden Name Miss Pratibha Madhusudan Raut (3) Smt. Mangala Prabhakar Raut (Maiden Name Miss Mangala Madhusudan Raut) as her only legal heirs and representatives.

8. The abovementioned Shri Umesh Madhukar Raut died on 12.06.1995 leaving behind him his wife Smt. Vasundhara Umesh Raut and his daughter Mrs. Shweta Deepak Patil (Maiden Name Miss Shweta Umesh Raut) as his only legal heirs and representatives.

9. The abovementioned (1) Shri Pramod Madhukar Raut (2) Smt. Vinodini Pushkar Mhatre (Maiden Name Miss Vinodini Madhukar Raut) (3) Smt. Pratibha Dilip Bhatte (Maiden Name Pratibha Madhukar Raut (4) Shri Pravin Madhukar Raut (5) Smt. Mangala Prabhakar Raut (Maiden Name Mangala Madhukar Raut) (6) Smt. Vasundhara Umesh Raut (7) Mrs. Snehlata J. Raut (Maiden Name Miss Snehlata Ramkrishna Raut) (8) Shri Vijay Ramkrishna Raut (9) Shri Shashikant Ramkrishna Raut (10) Smt. Sulbha S. Save (Maiden Name Sulbha Ramkrishna Raut were the owners and seized and possessed of Plot of land bearing Survey No. 32, Hissa No. 17 admeasuring about 19 Gunthas as per 7/12 extracts which is corresponding to CTS No. 370, 370/1 to 370/35 admeasuring about 1921.90 sq. mtrs. as per property card, Village Vile Parle (East), Taluka Andheri, Mumbai Suburban District, situate at Sai Mandir

11. There is no any reference of said Lease Deed dated 09.03.1962 in a Conveyance Deed 30<sup>th</sup> November, 2010 registered under No. BDR-9/529 of 2011 dated 17.01.2011 executed with Chamunda builders and developers and Chamunda Builders and Developers purchased the said property on the basis that a lease is determined efflux of time. And thereafter Name of the chamunda builders and developers recorded in revenue record. The name of Mr. Vasudeo Vitthal Dabhade is removed as per order dated 13.10.2015 as per city survey record and fresh property card is issued showing the name of Chamunda Builders and Developers as a holder on 20.02.2018. The said Mr. Vasudeo Vitthal Dabhade has not challenged the said revenue order or the said slum notification.

12. In these circumstances M/s. Chamunda Builders and Developers are the owners and seized and possessed of the said property bearing Survey No. 32, Hissa No. 17 admeasuring about 19 Gunthas as per 7/12 extracts which is corresponding to CTS No. 370, 370/1 to 370/35 admeasuring about 1921.90 sq. mtrs. as per property card, Village Ville Parle (East), Taluka Andheri, Mumbai Suburban District, situate at Sai Mandir Road, Koldongri, Jijamata Nagar, Andheri (East), Mumbai-400 069 alongwith the structure standing thereon which is more particularly described in the Schedule hereunder

written.

15. The occupiers therein i.e. said property which is more particularly described in the Schedule hereunder written who proposed the society known as "Maheshwarand Sahakari Grihniraman Sanstha (Prop.) and there are 40 slum/hutments on the said property.

16. The occupiers consisting of 40 occupiers as per annexure II was issued by Additional Collector (Enc) and C.A. Western Suburb on 27.11.2017.

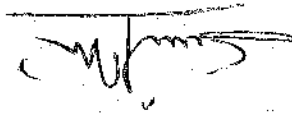
17. The occupiers were protected who appointed and granted consent development of their structures to M/s. Chamunda Builders & Developers i.e.

Owners/developers.

18. The said developer submitted a scheme to the SRA and authority constituted under section 3(A) of Maharashtra Slum Areas (I. C. & R.) Act, 1971 who was pleased to amalgamate the scheme by issuing revised LOI bearing No. SRA/ENG/1954/KE/PL & STGL/LOI on 20.08.2018 with already approved S. R. Scheme on plot bearing C.T.S.No. 294, 295, 295/ 1 to 24, 296, 296/ 1 to 8, 297, 297/ 1 to 5, 386(pt.), 387(pt.), 388, 388/ 1 to 10 of Village Vile Parle (East), Shivaji Nagar, Near Jeevan Vikas Hospital Mumbai under DCR 33(10) and non slum plot bearing CTS no plot C, plot F(Old CTS 325(pt.)), 387(pt.), 388, 388/ 1 to 10 of Village Vile Parle (East), Shivaji Nagar, Near Jeevan Vikas Hospital Mumbai for "Shivajinagar S.R.A.Co-op Housing Society Ltd". Mr. E. K. Sasidharan, Advocate has issued Title Certificate dated 27.11.2012 in respect of the above mentioned property i.e. C.T.S.No. 294, 295, 295/ 1 to 24, 296, 296/ 1 to 8, 297, 297/ 1 to 5, 386(pt.), 387(pt.), 388, 388/ 1 to 10 of Village Vile Parle (East), Shivaji Nagar, Near Jeevan Vikas Hospital Mumbai under DCR 33(10)

to 5, 386(pt.), 387(pt), 388, 388/1 to 10, Village Vile Parle (E), Shivaji Nagar, Near Jeevan Vikas Hospital, Mumbai and non slum plot bearing CTS no plot C, plot F (Old CTS 325(pt.), 387(pt.), 388, 388/1 to 10 of Village Vile Parle (East), Shivaji Nagar, Near Jeevan Vikas Hospital Mumbai for "Bramhanand SRA CHS Ltd" & "Vishweshwaranand SRA CHS Ltd" (Earlier known as Shivajinagar SRA CHS Ltd" for which the title report is already issued by Mr. E. K. Sasidharan, Advocate on 27.11.2012. Both the properties are amalgamated as per Development Control Regulation by the Slum Rehabilitation Authority and this Title Report is read alongwith Title Report dated 27.11.2012.

22. The entire property was demarcated and surveyed and actual area was taken for the development as per Survey and accordingly the plans were sanctioned for composite building under IOA No. KE/PVT/0153/20080425/AP/R dated 05.09.2018 and simultaneously Commencement Certificate bearing No. KE/PVT/0153/20080425/AP/R is issued on 09.10.2018. As per the scheme the sale component building proposed to be constructed on the property which is more particularly described in the Schedule hereunder written and the occupiers of the property are rehabilitated in the rehabilitation building on amalgamated Slum & Non Slum plot with already approved S.R. Scheme on plot



hereunder written save and except Mr. Vasudeo Vitthal Dabhadre who filed a suit before Hon'ble High Court which is pending.

25. From the said title deeds and revenue records and indemnity bond, declarations and requisition of the owners, it is observed that M/S. CHAMUNDA BUILDERS AND DEVELOPERS are the present owners of the said property which is more particularly described in the schedule hereunder written and their names have been recorded in the City Survey records on 20.02.2018. M/S. CHAMUNDA BUILDERS & DEVELOPERS had also replied the requisition and also executed the indemnity bond to the title. From the aforesaid documents and information we observe that M/S. CHAMUNDA BUILDERS & DEVELOPERS are the owners and their title of the said property which is more particularly described in the Schedule hereunder written is clear and marketable subject to the aforesaid observation and subject to the restriction under D.P. plan, Mumbai City and subject to present occupancy of present occupiers on the Slum structures standing on the said property which is more particularly described in the Schedule hereunder written which is declared as slum and we have not noticed any encumbrances.

26. The above title report is issued on the basis of the documents referred herein and the compilation of the documents enclosed as per the index and title report is to be read alongwith the same and Qualification Note.

