

Vimla & Co.

Advocates & Solicitors

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Ref. No.

Date :

Parle/146/2019

23rd May, 2019

To,
The Maharashtra Real Estate Regulatory Authority
3rd Floor, A wing, SRA Administrative Building,
Anant Kanekar Marg, Bandra (East),
Mumbai-400 051.

Sub: In the matter of Title Certificate of **M/s. SEJAL SHAKTI REALTORS LLP** in respect of all those amalgamated pieces and parcels of lands situate at Opp. Shukla Hotel, New 90 Feet Road, Hemant Manjrekar Road, Sion Koliwada, Wadala (East), Mumbai 400037, bearing Cadastral Survey No. 6 (part), 16 (part) to 21 (part) of Salt Pan Division and bearing Cadastral Survey No. 12 (part) of Sion Division, Mumbai City at Raoli Camp in all admeasuring **26,376.38** sq. meters known as S.R. Scheme of the Nirmal Nagar Co-operative Housing Society Limited (hereinafter referred to as "**the Lands**").

AND

Ref: (i) The Chief Executive Engineer SRA issued to the said Firm the Revised Letter of Intent (Revised LOI) on 20th May, 2019 bearing No.SRA/ENG/ 2985/FN/STGL & ML / LOI in respect of the proposed Slum Rehabilitation Scheme of Nirmal Nagar SRA CHS for the development of the said Lands

(ii) The Chief Executive Engineer, SRA on 22nd May, 2019 issued the I.O.A. bearing No. F-N/STGOVT/0064/20140719/AP/SB-02 for Sale Building No.2 having four Tower Nos.1,2, 3 and 4 to be constructed on the said Lands to the said Firm.

(iii) The Chief Executive Engineer, SRA on 22nd May, 2019 has issued the Commencement Certificate bearing No. NOF-N/STGOVT/0064/ 20140719/AP/SB-2 in favour of the said Firm in respect of the Sale building No.2 having four Tower Nos.1, 2, 3 and 4 upto Plinth (including basements) and to be constructed on the said Lands.

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Sir,

We are concerned for **M/s. SEJAL SHAKTI REALTORS LLP (formerly known as SEJAL SHAKTI REALTORS LIMITED)**, a limited liability partnership duly registered under the provisions of the LLP Act, 2008, having its registered office at 173/174, Sejal Encasa, S. V. Road, Kandivali (West), Mumbai- 400 067.

On behalf of and under instruction from our clients, we have to write to you as under:-

Our clients have availed the above referred permission from the SRA in respect of the salable component being Sale Building No.2 having Four Tower Nos. 1, 2, 3 and 4 to be constructed on the said Lands. In respect thereof, we have to inform you that we have issued the Public Notices in the Times of India and Bombay Samachar Daily both dated 23rd interalia inviting the claims from the public at large in respect of the said Lands and also in respect of the saleable component being the proposed Sale Building No.2 having four Tower Nos.1, 2, 3 and 4 Tower Nos.1, 2, 3 and 4 to be constructed on the said Lands and further, we are also investigating the title of our clients to the said Lands.

In the circumstances, we have to inform you that subject to the aforesaid and subject to any lawful claims received by us in furtherance of the aforesaid public notices, we will issue the title certificate in favour of our client in respect of the said lands, within a period of **45 days** from the date of publication of the notices in the aforesaid news papers.

Yours truly,
For Vimla & Co.,


Advocates & Solicitors