



# Sandeep Kumar Singh

M. Sc., LL. B.

ADVOCATE HIGH COURT

Off.: Lawyers Chamber, 2nd Floor, Bandra Court, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.

Mob.: 9167598501

©: 8600844972

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that, I have for the purpose of investigating the title of M/S. RENUKA REALTORS, a partnership firm having its administrative office at 1<sup>st</sup> Floor, Ins Bldg., Plot No. 273, Senapati Bapat Marg, Matunga Road (West), Mumbai – 400016 (hereinafter referred to as "the Developers"), to all that pieces and parcel of land or ground together with the structure standing thereon bearing CS No. 155 (part), 167 (part), 168, 169 (part), 170 (part), 171 (part), 658 (part), 714 (part), 715, 716, 717 (part), 718 (part), 719 (part), 720 (part) & 989 (part), of Parel Sewree Division, admeasuring 5863.62 sq. mtrs. or thereabouts, lying, being and situated at Turner Sanitorium Hill Road, G. D. Ambedkar Marg, Jerbai Wadia Road, Mumbai 400012 within the Registration District of Mumbai and Mumbai Suburban-District, (hereinafter referred to as "THE SAID PROPERTY") have caused searches to be taken with the Sub-Registrar of Assurances at Bombay for the year 1986 to 2015 (for 30 years) through search clerk, Mr. Pradeep S. Waghmare.

1. I have perused the Revenue Records viz certified copy of the extract of the Property Registered Card. The Property Cards in respect of the said property reflects the Improvement of The City of Bombay and The Bombay Municipal Corporation as the Owners of the said Property.
2. One M/s. Markand Gandhi & Co., Advocates & Solicitors published a public notice inviting claims in respect of the said property. The public notice was published in five newspapers namely in (1) Times of India on 21<sup>st</sup> July 2015, (2) The Indian Express, (3) Janmabhoomi, (4) Navbharat Times and (5) Loksatta serial no 2 to 5 on 16<sup>th</sup> July 2015. The said M/s. Markand Gandhi & Co., vide their Letter dated 20<sup>th</sup>



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August 2015 informed that they have not received any claims and/or objection to the said Public Notice. I have not issued any public notice thereafter.

3. The said property is not under any reservation under the development plan, save and except as slated shown in the D.P. Remark dated 15<sup>th</sup> September 2015 bearing No. CHE/307/DPCity/F/S.
4. The brief facts of the said Property are as under:-
  - A. The Trustees for the Improvement of The City of Bombay are the owner of the property being all that piece and parcel of land bearing C. S. Nos. 167 (part), 168, 169 (part), 170 (part), 171 (part), 155 (part), 658 (part), 714 (part), 715, 716, 717 (part), 718 (part), 719 (part), 720 (part) of Parel Sewree Division and The Bombay Municipal Corporation is the owner of the property being all that piece and parcel of land bearing C. S. No. 989 of Parel Sewree Division, totally admeasuring 5863.62 sq. mtrs. or thereabouts, lying, being and situated at Turner Sanitorium Hill Road, G. D. Ambedkar Marg, Jerbai Wadia Road, Mumbai 400012 within the Registration District of Mumbai and Mumbai Suburban-District (hereinafter referred to as "the said Property").
  - B. The said Property was declared as a census slum vide Notification No. SLM/1075/5280/G dated 12/12/1976.
  - C. The said Property is occupied by various Slum Dwellers/ Occupants who have formed a society namely "**SHREE BALAJI SRA CO-OPERATIVE HOUSING SOCIETY LTD.**" a society registered under the Maharashtra Societies Act, 1960 under serial no MUM/SRA/HSG/(TC)/11914/2011 on 17/01/2011, having its registered address at Turner Sanitarium Hill Road,



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G. D. Ambekar Marg, Parel, Mumbai 400014 (hereinafter referred to as "**the Slum Society**").

- D. The said Property was fully occupied by Slum Dwellers / Tenements / Encroachers / Huts / Structures ("**the Slum Tenements**") occupied by various tenants / occupants / encroachers.
- E. By a Special General Body Resolution dated 27<sup>th</sup> February 2005, the said Slum Society vide its Resolution inter alia resolved to grant development rights in respect of the said Property to the Developers, under Regulation no. 33 (10) of the Development Control Regulation for Greater Mumbai, 1991.
- F. The Slum dwellers / tenants / occupants / encroachers have given their irrevocable consent to the Developers for developing the said Property and have executed necessary agreements with the Developers.
- G. By a Development Agreement dated 25<sup>th</sup> May, 2005 (hereinafter referred to as "**the Development Agreement**"), made and entered into between the Developers (therein also referred to as "the Developers") of the First Part and the Slum Society through its authorized committee members/office bearers (therein referred to as "the Managing Committee") of the Other Part, the Slum Society inter alia granted development rights in respect of the Slum Property to the Developers, for the consideration and on the terms and conditions more particularly set out therein.
- H. Thereafter by an Irrevocable Power of Attorney dated 12<sup>th</sup> October, 2005 (hereinafter referred to as "**the Power of Attorney**") in favour of the Developers inter alia to obtain various statutory permissions, carry on construction / development works on the said property, to sell the premises



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to be constructed from the FSI / benefit available and to receive the consideration amount from the sale thereof and to do various acts, deeds, matters and things in respect of the said Property.

- I. The Slum Society has put the Developers in physical possession of the said Property for the development of the same.
- J. The Asstt. Commissioner, F/South Ward of Brihanmumbai Mahanagar Palika has on 20<sup>th</sup> May 2006 bearing its reference no AC/F/S/4349/Slum issued Annexure II and the list of Hulmen/slum dwellers of the Slum Society, declaring the eligible and non-eligible slum dwellers of the Slum Society.
- K. The Finance Controller of Slum Rehabilitation Authority has on 26<sup>th</sup> April 2011, bearing no. SRA / ACCT / ANNEXIII / CERT / 1582 / 20011 / 845, issued the Annexure III and the same has been revised from time to time and the final revised Annexure III is setting out details of the SRA Scheme.
- L. The Slum Rehabilitation Authority has on 24<sup>th</sup> April 2007 issued the Letter of Intent ("LOI") bearing No. SRA/ENG/1210/FS/ML/LOI, in respect of the said Property, thereafter the Competent Authority has issued the Revised LOI's dated 8<sup>th</sup> September 2008 and 8<sup>th</sup> August 2011 on the terms and conditions more particularly setout therein.
- M. Thereafter, the Developers has obtained the Intimation of Approval ("IOA") dated 14<sup>th</sup> November 2008, bearing No. SRA/ENG/2049/FS/ML/AP which was revised 5<sup>th</sup> December 2011 in respect of the Composite Building of the said Property and Intimation of Approval dated 5<sup>th</sup> December 2011 bearing No. SRA/ENG/2674/FS/ML/AP in respect of the Sale Building on the said Property.





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N. Thereafter, the Developers / Promoters herein has obtained the Commencement Certificate ("C.C.") dated 7<sup>th</sup> July 2012 bearing No. SRA/ENG/2049/FS/ML/AP in respect of the Rehab Building on the said Property and Commencement Certificate dated 5<sup>th</sup> December 2012 bearing No. SRA/ENG/2674/FS/ML/AP in respect of the Sale Building on the said property.

5. In the premises the Developers i.e., the said **M/S. RENUKA REALTORS** are absolutely entitled to the development rights in respect of the said Property and also have a clear and marketable right free from all encumbrances in respect of the said Property in the manner as they may deem fit and proper.

Dated this 30<sup>th</sup> day of APRIL, 2016.

Mr. Sandeep Kumar Singh  
Advocate

SANDEEP KUMAR SINGH  
M. Sc., LL.B  
ADVOCATE HIGH COURT  
Lawyer's Chamber, Bhaskar Building,  
2nd Floor, Bandra Court, A. K. Marg,  
Bandra (E), Mumbai - 400 051