

**DIAMONDWALA & Co.**  
ADVOCATES & SOLICITOR

Format- A  
(Circular No.28 /2021)

To  
Maha RERA,  
HousefinBhavan, Plot No.C-21, E-Block,  
BandraKurla Complex,  
Bandra East, Mumbai – 400 051

**TITLE CERTIFICATE**

Re: **ALL THAT** piece and parcel of land situate, lying and being at Village Oshiwara, TalukaAndheri (West) bearing CTS No. 1-A(pt), 34(pt), 39(pt), 40(pt), and 41(pt), admeasuring 1392.97sq. mtrs. or thereabouts, within the Registration Sub-District of Mumbai City and District of Mumbai Suburban within the limits of Ward K/West of the Municipal Corporation of Greater Mumbai hereinafter referred to as “**the said Property**” and fully occupied by the 82 Slum Dwellers, who have formed a proposed society known as “Madani SRA Co-operative Housing Society (Proposed)” .

Sir,

We have been requested by our client, M/s. Reliance Realty, a Partnership Firm registered under the provisions of the Indian Partnership Act, 1932, through its partners (1) Mr. Raiees Y. Lashkaria, (2) Mr. Mohammed Saleem Y. Lashkaria and (3) Mr. Hasam Y. Lashkaria having their office at The Amaan Group, 1<sup>st</sup> Floor, Juhu Azad Nagar CHSL, C. D. Barfiwala Road, Andheri (W), Mumbai 400 058 hereinafter referred to as the “**Developers/Promoters**” to give our Certificate on Title in respect of their Development Rights to the abovementioned Property.



(1) **Description of the Property**

**ALL THAT** piece and parcel of land situate, lying and being at Village Oshiwara, Taluka Andheri (West) bearing CTS No. 1-A(pt), 34(pt), 39(pt), 40(pt), and 41(pt), admeasuring 1392.97 sq. mtrs. or thereabouts, within the Registration Sub-District of Mumbai City and District of Mumbai Suburban within the limits of Ward K/West of the Municipal Corporation of Greater Mumbai hereinafter referred to as "**the said Property**".

(2) **The Documents of Acquisition of Development Rights:-**

The mode of acquisition of the Development Rights of the above referred Property is more particularly set-out in the Flow of Title being **Annexure-1** hereto;

(3) **Property Card:-**

The Property Card / Extract of the said Property more particularly referred above issued by City Survey Office Mumbai Suburban District;

(4) **Search Report:-**

We have investigated the entitlement of our client, M/s. Reliance Realty (the Developers/Promoters) who have undertaken the redevelopment of the said Property by constructing building/s thereon, by causing to take searches in the Office of Sub-Registrar of Assurance both at Mumbai and Bandra for 31 years i.e. from 1991 to 2022 and also in the Offices of Talathi of Oshiwara Village Andheri West.

We have perused the Search Report of the said Property submitted by our Search Clerk Mr. S. D. Jadhav date 13<sup>th</sup> October,



2022. A copy of the Search Report of the said Property dated 13<sup>th</sup> October, 2022 is annexed as **Annexure-II** hereto.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property we are of the opinion that the title of M/s Reliance Realty (the Developers/Promoters) is clear, marketable and without any encumbrances.

**(5) Owners Of The Land:-**

Maharashtra Housing Area Development Authority (MHADA) and STGL are the owners of ALL THAT piece and parcel of land situate, lying, and being at Village Oshiwara, Taluka Andheri (West) bearing CTS No. 1-A(pt), 34(pt), 39(pt), 40(pt), and 41(pt), admeasuring 1392.97 sq. mtrs. or thereabouts, within the Registration Sub-District of Mumbai City and District of Mumbai Suburban within the limits of Ward K/West of the Municipal Corporation of Greater Mumbai.

**(6) Public Notice:-**

We have investigated the entitlement of Development Rights of our client, M/s. Reliance Realty (the Developers/Promoters) who are developing the said Property by constructing building/s thereon by causing to publish Public Notices in two newspapers namely Free Press Journal in its issue dated 8<sup>th</sup> September, 2022 and Navbharat in its issue dated 8<sup>th</sup> September, 2022.

We have also perused the original title deeds relating to the development rights to the said Property and have been provided with a file containing photocopies of the Agreements and other documents in respect of the acquisition of the development rights of the said Property.



Based on the searches taken and relying upon the declaration given by our client, M/s. Reliance Realty, the Developers/Promoters, we are issuing this Certificate on Title.

We say that MHADA and STGL are the Owners of land bearing CTS No. 1-A(pt), 34(pt), 39(pt), 40(pt), 41(pt) of Village Oshiwara, Andheri West, Mumbai - 400 102 and we confirm that we have not received any objection/claim in response to the public notices caused to be published by us on the Development Rights of our client, M/s. Reliance Realty as the Developers/Promoters redeveloping the said Property. We record that as stated herein above; we have not found any charge registered with both the office of Sub-Registrars at Mumbai and Bandra against the said Property. As per the search report submitted by our search clerk during the search no claim has been found during the search taken.

M/s. Reliance Realty, have executed a declaration declaring that they have not created any charge, mortgage on the development rights of the said Property in any manner whatsoever or any part or portion thereof of the said Property and that the Developers/Promoters have in their possession all the original title documents and have not deposited the original title documents in respect of the said Property with anyone as security or otherwise.

In the circumstances, relying on the aforestated Search Report, Declaration on Title of our client the said M/s. Reliance Realty and the search of the revenue records and our client the Developers/Promoters full-filling their obligations in rehabilitating the existing Slum Dwellers on the said Property in terms of the Development Agreement dated 23<sup>rd</sup> June, 2016, Letter of Intent dated 9<sup>th</sup> December 2020 and Revised Letter of Intent dated 13<sup>th</sup>



May 2022 issued by Slum Rehabilitation Authority in favour of M.H. Lashkaria Construction, a Sole Proprietary Firm of Mr. Hasam Y. Lashkaria, the Development Rights of our client, the said M/s. Reliance Realty is clear and the said Property is free from encumbrances, reasonable doubts and is marketable.

Dated this 4<sup>th</sup> day of November, 2022.

Yours faithfully,  
Diamondwala & Co.

  
Advocates & Solicitor

Encl.: a/a

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**ANNEXURE "I"**

**FLOW OF TITLE OF THE SAID PROPERTY:-**

1. Upon perusal of the original title deeds and documents produced by our client, M/s. Reliance Realty, we have to state that our client, the Developers/Promoters, have acquired the development rights in respect of the said Property as follows:-
  - i. Maharashtra Housing Area Development Authority (MHADA) and STGL are the owners of the said Property.
  - ii. The said Property is fully occupied by 82 slum dwellers, who have formed a proposed society known as "Madani SRA Co.op.Hsg. Society (Proposed)" (the said Society).
  - iii. The said Society by its General Body Resolution decided to redevelop the said Property under the provision of Slum Act and appointed M/s. M.H. Lashkaria Construction a Sole Proprietary firm of Mr. Hasam Y. Lashkaria as Developers and Shri. Pradeep Jain of M/s. Kahaan Archpro Consultants as Architect for redevelopment of the said Property under the Slum Rehabilitation Scheme.
  - iv. By an Agreement dated 5<sup>th</sup> June 2016 the said Society granted Development Rights in favour of M/s. M.H. Lashkaria Construction for redevelopment of the said Property under Regulation 33(10) of D.C. Regulation and on the terms and conditions as more particularly recorded therein.
  - v. By Power of Attorney dated 23<sup>rd</sup> June 2016 appointed M/s. M.H. Lashkaria Construction as their Attorney with Authority to carryout redevelopment on the said Property and to sell the FSI in the form of units to the prospective purchasers and to appropriate the net sale proceeds.
  - vi. M/s. M.H. Lashkaria Construction have through the said



Architect submitted a Slum Rehabilitation Scheme with the office of Slum Rehabilitation Authority on 04/03/2017 & 04/09/2018. Slum Rehabilitation Authority have accepted the said Scheme and issued computerized no. K-W/STGOVT/0050/201703.

- vii. MHADA, the owner of the said Property had by its letter dated 28<sup>th</sup> November 2019 bearing their registration No. MH&AD Board's letter EE/Bandra/MB/Annexure-II/Madani/Andheri (W)/3173/19, certified the slum area by issuing slum plan and certified Annexure-II thereby certified the existence of 82 structures.
- viii. Slum Rehabilitation Authority have sanctioned a Slum Rehabilitation Scheme in terms of Letter of Intent bearing No. SRA/ENG/2916/KW/STGL & MHADA/LOI dated 9<sup>th</sup> December 2020 and further the Scheme came to be revised under the revised Letter of Intent dated 13<sup>th</sup> May 2022.
- ix. Slum Rehabilitation Authority have sanctioned the Plan for construction of composite building under Intimation of Approval bearing No. SRA/ENG/KW/STGOVT/0050/20170304/C dated 31<sup>st</sup> May 2021. And revised Intimation of Approval bearing No. SRA/ENG/KW/STGOVT/0050/20170304/C dated 23<sup>rd</sup> September, 2022.
- x. M/s. M.H. Lashkaria Construction through Sole Proprietor Mr. Hasam Y. Lashkaria brought the Development Rights granted by the said society under the Development Agreement dated 5<sup>th</sup> June 2016 alongwith the sanctioned Slum Rehabilitation Scheme under the Letter of Intent dated 9<sup>th</sup> December 2020 in the Partnership Firm constituted by and between Mr. Raices Y. Lashkaria, Mr. Mohammed Saleem Y.



Lashkaria and Mr. Hasam Y. Lashkaria known as M/s. Reliance Realty for the purpose of redevelopment of the said property.

- xi. Thus, M/s. Reliance Realty are absolutely seized and possessed of and/or otherwise sufficiently entitled to redevelop the said Property as Developers/Promoters subject to fulfilling the obligations and the terms and conditions recorded under the Development Agreement dated 5<sup>th</sup> June 2016 and Letter of Intent dated 9<sup>th</sup> December 2020 and revised Letter of Intent dated 13<sup>th</sup> May 2022 including but not limited to rehabilitation of the Slum Dwellers existing on the said Property.
2. M/s. Reliance Realty are thus developing the said Property as Developers/ Promoters.

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