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Date : 15th December 2014

TITLE CERTIFICATE

TO WHOM SOEVER IT MAY CONCERN

**REF.: CTS BEARING NO. 610(PT) UNDER THE SCHEME OF
SLUM REHABILITATION AUTHORITY [S.R.A.] OF GANESH
DARSHAN SRA CHS LTD., AREA ADM. 2085.70 SQ. MTRS.,
SAIBABA NAGAR, ALIYAWAR JUNG MARG, VILLAGE BANDRA
(EAST), MUMBAI - 400 051 WITHIN THE REGISTRATION,
DIST. SUB-DISTRICT MUMBAI**

We have investigated the Title of **M/S SUPER CONSTRUCTION CO. [PARTNERSHIP FIRM]**, Constituted under the Provision of Indian Partnership Act, 1932, the Builders/Developers of **CTS bearing No. 610(PT) under The Scheme of Slum Rehabilitation Authority [S.R.A.] of Ganesh Darshan SRA CHS Ltd., area permitted for development adm. 2085.70 sq. Mtrs., Saibaba Nagar, Aliyaware Jung Marg, Bandra (East), Mumbai - 400 051 Within the Registration, Dist. Sub District Mumbai** and Permission granted by the Office of the Executive Engineer III Slum Rehabilitation Authority [S.R.A.] [hereinafter referred to as the said Plot].

WE HAVE PERUSED FOLLOWING TITLE DOCUMENTS, PERMISSIONS & ORDERS:

Sr. No.	Particulars of Documents	Verified Xerox
1.	Certificate of Hutments Pertaining to GANESH DARSHAN SRA CHS [LTD] at Saibaba Nagar, Aliyaware Jung Marg, Bandra (East), Mumbai - 400 051 Within The Registration, Dist. Sub District Mumbai, Propose to be taken in Slum Redevelopment Scheme, issued by Slum Rehabilitation Authority vide its Letter dtd. 26 th June 2012 in Reference to SRA/ENG/2168/HE/STGL/LOI dtd. 26 th June 2012 issued in continuation to earlier LOI No. SRA/ENG/2168 /HE/STGL/LOI dtd. 29 th September 2011	Xerox

2.	SLUM Rehabilitation Authority [S.R.A.] has registered the Society of Slum Dwellers under The Maharashtra Co-Operative Societies Act, 1960 named as GANESH DARSHAN SRA CHS [LTD.] bearing Registration No. MUM/SRA/454[7C]/12/82/2012 dtd. 20 th April 2012	Xerox
3.	Approval of Building Plan under Section 45 of Maharashtra Regional Town and Planning Act, 1966 by Executive Engineer [S.R.A.] of Slum Rehabilitation Authority under Sub Regulation 2.3 Appendix (iv) of D.C.R. No. 33(10) dtd 15 th October 1997 for Brihanmumbai	Xerox
4.	Development Agreement dtd. 24 th January 2009 & Power of Attorney dtd. 30 th January 2009 Between Members of The GANESH DARSHAN CO-OP. HSG. SOC. LTD. AND Developers M/S. SUPER CONSTRUCTION COMPANY [PARTNERSHIP FIRM].	Xerox
5.	By an Other Development Agreement dtd. 26 th May 2012 & Power of Attorney dtd. 3 rd August 2012 Between M/S. SUPER CONSTRUCTION COMPANY [PARTNERSHIP FIRM] AND M/S. VEDETTE DEVELOPERS PVT. LTD. have agreed to assign & Share the Development right & benefits of the said Property in the ratio of 50:50 terms & conditions therein. The said Development Agreement duly stamped & registered with the Concerned Sub Registrar of Assurances Mumbai vide under Registration Sr. No. BBD-9/06610 /2012 dtd. 3 rd August 2012	Xerox
6.	Commencement Certificate [C.C] bearing No. S.R.A/ENG /2813/HE/STGL/AP dtd. 10 th September 2012, issued by Executive Engineer (SRA) for Chief Executive Officer of The Slum Rehabilitation Authority for Rehab Building upto Plinth Level.	Xerox
7.	Intimation of Approval [IOA] No. SRA/ENG/2813/HE /STGL/AP dtd. 27 th June 2012	Xerox
8.	Approved List of One Hundred (100) Tenants/Slum Dwellers with their Signatures.	Xerox
9.	Property Registration Card	Xerox

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In Our Investigation & Search, we have observed that the aforesaid plot belongs to State of Maharashtra, whereas encroachment took place on the said plots and the structures, huts, dwellings erected by the poor, weaker section of the Society and the said area of plot declared as Slum. The said hutments & slum dwellers are protected as per the policy & guideline of State Govt. as the same are in existences prior to 1995. The Collector had declared the said area plots as slum and under the Slum Rehabilitation Scheme and as per the Rule 33(10) of Development Control Regulation of Greater Mumbai 1991 had decided to develop the same by the Co-operative Housing Societies of Slum Dwellers and also by appointing Developers who provide to accommodate/rehabilitate slum dwellers/ project affected persons in accordance with the guide lines laid down in the regulations in Appendix- IV.

Collector had permitted to register society of slum dwellers to be re-housed under the said Slum Rehabilitation Scheme nominated for allotment of tenements by the Slum Rehabilitation Authority and if required along with the other Societies form a Federation of Society so as to maintain common amenities such as internal road street light etc. As per the SRA scheme out of the approved FSI, part of FSI to be consumed for rehabilitation tenements and P.A.P. tenements by handing over area of 25 sq.mtr. at free of cost and the remaining approved FSI shall be for the use & benefit of developer by constructing sale building thereon.

The Slum dwellers of the said Plot Consisting of One Hundred [100] Tenements have formed the society in the name of **GANESH DARSHAN SRA CHS [LTD.]** and the same registered under the Maharashtra Co. Op. Societies Act, 1960 vide bearing **Registration No. MUM/SRA/454 [7C]/12/82/2012 dtd. 20th April 2012** and the said society have entered into **Development Agreement dtd. 24th January 2009 & Power of Attorney dtd. 30th January 2009** with **M/S SUPER CONSTRUCTION CO. [Partnership Firm]** AND Slum Rehabilitation Authority granted the permission for the development of said portion of plot consisting of Hundred [100] Tenants under the SRA Scheme vide under Permission, **Commencement Certificate bearing No. S.R.A /ENG/2813/HE/STGL/AP dtd. 10th September 2012.**



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As per the said Permission & Order of Slum Rehabilitation Authority and State of Maharashtra, **M/S. SUPER CONSTRUCTION CO. [Partnership Firm]** is entitled to develop the said portion of plot under said Slum Rehabilitation Scheme on the terms & condition determine therein for **GANESH DARSHAN SRA CHS [LTD.]** as per approved FSI and Rules & Regulation of SRA.

In our Opinion **M/S SUPER CONSTRUCTION CO. [Partnership Firm]** is entitled to develop the said portion of Plot and to sale it/their share of Units/Flats to be constructed as per approved plan of SRA in the open market to any person or persons of their choice and also found that the title thereof is good, marketable & free from all encumbrances & charge.

For AJEET SINGH & ASSOCIATES


MR. AJEET V. SINGH

[ADVOCATE]

Ajeet V. Singh

B. Com., L.L.B.
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