

# LEGAL PYRAMIDS

ADVOCATES & CORPORATE LEGAL CONSULTANTS

## TITLE REPORT

### TO WHOMSOEVER IT MAY CONCERN

**RE: ALL THAT piece & parcel of Government land or ground with messuages, hereditaments and premises together with structures standing thereon admeasuring 4200 square meters of thereabouts bearing Cadastral Survey Nos. 184 (pt) & 192 (pt) of Salt Pan Division, at Kamlaram Nagar, Wadala (E), Mumbai – 400 037 (hereinafter referred to as "the said property).**

On the basis of the deeds and documents made available to us by our client "M/s. Neumec Developer & Builders", a partnership firm formed under the provisions of the Partnership Act, 1932 and carrying on its business at and from its Principal Office G-3, Natwar Chambers, 94, Nagindas Master Road, Fort, Mumbai – 400 023, in connection with said property, we have to state as under:

1. The Government of Maharashtra via Governor (U.D. & P.H.D Sachivalaya) is the owner of all those piece and parcels of Land bearing C. S. Nos. 184 (pt) & 192 (pt) of Saltpan Division, situated at Kamlaram Nagar, Wadala (East), Mumbai – 400 037 and admeasuring about 4200 square mtrs or there about together with the Existing Structures standing thereon which is more particularly described in the schedule hereunder written and hereinafter collectively referred as the "said Property";
2. The said property is a Censused Slum under Section 4 of the Maharashtra Slum Area (Improvement, Clearance and

Regd. Add: Office No. 2, Plot No. 15A; Kherwadi, Opp. P. O., Bandra (E), Mumbai – 400 051

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Redevelopment) Act 1971. The said property is fully encroached by various slum dwellers;

3. With a view to develop the said property in accordance with Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (SLUM ACT) and as per D. C. Regulation No.33 (10) the slum dwellers on the said property have formed themselves into the then proposed society known as "Shri Ganesh SRA CHS" The said proposed Society is now duly registered under the provisions Maharashtra Co-operative Societies Act, 1960 vide registration No. dated 14/5/2010 (hereinafter for brevity's sake referred to as the "Said Society").
4. The said Society in its General Body Meeting held on 9/4/2006 have unanimously passed a resolution dated 9/4/2006 appointing M/s. Neumec Developer and Builders (said Neumec) as their developers to implement the Slum Rehabilitation Scheme on the said property and redevelop the said property under the Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as DCR 33(10) and have granted their irrevocable consent for the development of the said property under Slum Rehabilitation Scheme.
5. The said Neumec have entered into Agreements with more than 70% (Seventy Percent) of the eligible slum dwellers occupying various structures standing on the said property. The said Neumec have also entered into a Development Agreement dated 31/7/2006 with the said Society.

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6. Pursuant to the above said Development Agreement dated 31/7/2006 entered into between the said Society and said Neumec, the said Society have granted absolute right, title, interest in connection with the Development of the said property under DCR 33 (10) unto/in favour of said Neumec and also executed a Power of Attorney dated 31/7/2006 by the said Society in favour of the said Neumec whereby the said society authorized the said Neumec to do various acts deed and/or things and have granted all the authority in favour of said Neumec to implement and construct upon and develop the said property.
7. The said Neumec in terms thereof has accordingly submitted the Proposal for redevelopment of the said property by implementing S. R. Scheme under DCR 33(10) before the Slum Rehabilitation Authority (S.R.A).
8. The Competent Authority subsequently have issued / certified the "Annexure II" dated 14/1/2003 certifying the eligibility of the occupants and hutments for the proposed SRA scheme so as to rehabilitate the hutments and/or slum dwellers on said property.
9. The Slum Rehabilitation Authority (in short "SRA") have, in accordance with the provision of the said Act and as per Regulation 33 (10) of the 'Development Control Regulation for Greater Mumbai 1991' read with Appendix -IV of amended D. C. regulations approved and sanctioned the said scheme and issued a Letter of Intent (in short "LOI") bearing No.: SRA/ENG/1554/FN/STGL/LOI dated 23/11/2009 in favor of the said Neumec.

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10. The developer has also submitted to the SRA, Building/s Plans in respect of the buildings to be constructed on the said property through their Architects, M/s. Consultant Combined for the approval of SRA, which have been duly approved and sanctioned by the SRA and issued all the necessary permissions, approvals and sanctions in favour of said Neumec including the following:-

- a. Intimation of Approval (IOA) bearing no. SRA/ENG/2367/FN/STGL/AP dated 15/10/2010; in respect of rehab building/s to be constructed on said property;
- b. Commencement Certificate (C.C.) bearing no. SRA/ENG/2367/FN/STGL/AP dated 7/5/2011 in respect of the said Rehab building/s;
- c. Intimation of Approval (IOA) bearing no. SRA/ENG/2621/FN/STGL/AP dated 28/12/2011 in respect of free sale building/s to be constructed on said property;
- d. Commencement Certificate (C.C.) bearing no. SRA/ENG/2621/FN/STGL/AP dated 22/3/2013 in respect of the said free sale building/s.

11. Under the provision of the said S.R. Scheme, the Government of Maharashtra will grant 30 (thirty) years lease to the said Society of the land or any part thereof; renewable for a further period of 30 (thirty) years.



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Subject to what is stated hereinabove, we certify that the rights of our client M/s. Neumec Developers and Builders as the Developer / Promoter in respect of the said property is clear, marketable and free from any defects of whatsoever nature. Our client is well and sufficiently entitled to implement the said S.R. Scheme and redevelop the said property together with all the right, title, benefits and advantage thereof. .

Dated this 30<sup>th</sup> day of June, 2013

For **LEGAL PYRAMIDS**

*Advocates & Corporate Legal Consultants*

  
Adv. Sunil P. Badsawal (Jain)  
Partner



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