

MR. RAVINDRA R. KADAM

B.A. L.L.B.

ADVOCATE, HIGH COURT

Office: B/109, Sachin Nagar, C.H.S. Ltd., First Floor, S.N. Dubey Road, OPP.  
Ravindra Hotel, S.V. Road, Dahisar (East), Mumbai-400068, Tel-022-28488323.

TITLE REPORT

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Ref: Plot of land bearing (i) Survey No.40, Hissa No.3, C.T.S.No.732, adms.543.6 Sq.Mtrs. (ii) Survey No.40, Hissa No.1, C.T.S.No.733, adms.1410.1 Sq.Mtrs. (iii) Survey No.40, Hissa No.4B, C.T.S.No.734, adms.1057.6 Sq.Mtrs. & (iv) Survey No.46, Hissa No.9(Part), C.T.S.No.797,A, adms.131.2 Sq.Mtrs. of Kandivali Village, Tal. Borivali, M.S.D. and more particularly situate at K.D. Compound, M.G.Road, Kandivali (West) Mumbai-400 067.

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TO ALL WHOM IT MAY CONCERN

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1. At the request of M/S.SHREEJI CONSTRUCTION, a Partnership Firm, registered under Indian Partnership Act, having its office at 202, Sun Plaza, 7, L.T. Road, Opp. Diamond Talkies, Borivali (West), Mumbai-400 092, I have investigated title of Mumbai Municipal Corporation, owner of (i) Survey No.40, Hissa No.3, C.T.S.No.732, adms. 543.6 Sq.Mtrs. (ii) Survey No.40, Hissa No.1, C.T.S. No.733, adms.1410.1 Sq.Mtrs. (iii) Survey No.40, Hissa No.4B, C.T.S. No.734, adms.1057.6 Sq.Mtrs. and M/s. Shreeji Construction, owner of Survey No. 46, Hissa No.9 (Part), C.T.S. No. 797/A, adms.131.2 Sq.Mtrs. of Kandivali Village, Tal. Borivali, M.S.D.

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2. That Government of Maharashtra acquired the following landed properties i.e. (i) Survey No.40, Hissa No.3,C.T.S.No.732, adms. 543.6 Sq.Mtrs. under Award Statement 88 dt.9/6/1964, having Case No.LAQ/102, (ii) Survey No.40, Hissa No.1, C.T.S.No.733,adms.1410.1 Sq.Mtrs. under Award Statement 85 dt.30/3/1964, having Case No.LAQ/102, (iii) Survey No.40, Hissa No.4B, C.T.S. No.734, adms.1057.6 Sq.Mtrs. under Award No.LAQ/AWD/STT/677/dt.15/1/1965 and Taluka Order No.LAQ/WS/2517 dt.19/1/1965, having Case No.LAQ/102/35, for Mumbai Municipal Corporation for the purpose of Mumbai Industrial Estate and Municipal Corporation name reflects in concerned 7/12 extract mentioned hereinabove and M/s.Shreeji Construction have purchased the Plot of land Survey No. 46, Hissa No.9 (Part), C.T.S. No. 797/A,adms.131.2 Sq.Mtrs. of Kandivali Village, Tal. Borivali, M.S.D vide Sale Deed dated 25/10/2010, entered SMT.LAXMI NARAYAN BHANDARI & 5 OTHERS (Vendors) and M/S.VIJAY ENTERPRISES (CONFIRMING PARTY) & M/S. SHREEJI CONSTRUCTION (Purchaser) and M/s. SHREEJI CONSTRUCTION name appears in Revenue records.

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3. I have also caused the searches to be made with the office of the Sub-Registrar at Bandra and Bombay by MR.S.M.GHAGARE ( Searcher) and his Report dt. 19/1/2016 and also issued Public Notice on 8/2/2016 inviting the claim if any.

4. That a Meeting of Technical Committee of Mumbai Municipal Corporation, was held on 15/10/2013, under the Chairmanship of A.M.C.(E.S.) for the proposed re-development under Slum Rahabilitation Scheme on Plot of land bearing (i) Survey No.40, Hissa No.3, C.T.S.No.732, adms.543.6 Sq.Mtrs. (ii) Survey No.40, Hissa No.1, C.T.S.No.733, adms.1410.1 Sq.Mtrs. (iii) Survey No.40, Hissa No.4B, C.T.S.No.734, adms.1057.6 Sq.Mtrs. of Kandivali Village, Tal. Borivali, M.S.D. ( Owned by Mumbai Municipal Corporation) and more particularly situate at K.D. Compound, M.G.Road, Kandivali (West) Mumbai-400 067 and Mumbai Municipal Corporation confirm the Ownership of Plots. That as per remarks of A.E. (Imp.-I/II, total area of plot bearing (i) CTS No. 732, (Survey No.40, Hissa No.3) (ii) C.T.S.No.733, (Survey No.40, Hissa No.1) (iii) C.T.S.No.734 (Survey No.40, Hissa No.4B) of Kandivali Village, Tal. Borivali, adms.3011.30 Sq.Mtrs.subject to finalization by SLR.The

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aforesaid properties are shown as property of Municipal Industrial Estate. There are Slum Dwellers in the aforesaid Plots and as per survey Annexure II is issued by A.C.R/South for implementation of S.R.A. Scheme and as per G.R. No.2003, dt.26/5/2009, for Slum Re-development under DCR 33 (10) only be possible. The Plots under S.R. Scheme has no direct access from any of the Municipal Road. Therefore, the access has to be derived from the adjoining private lands bearing C.T.S.No.797-A owned and possessed by M/S.SHREEJI CONSTRUCTION, who is Developer for the Scheme under reference and said private land shall be amalgated with the Municipal lands bearing C.T.S.Nos.732, 733 & 734 of Kandivali Village, Tal. Borivali. The Technical Committee of Mumbai Municipal Corporation has laid down conditions that to recover 40% of total amount of Rs.3,01,88,283/- before issuance of Annexure II and accordingly the Developer M/S.SHREEJI CONSTRUCTION has paid 40% amount of Rs.1,20,75,314/- ( One Crore Twenty Lacs Seventy Five Thousand Three Hundred Fourteen Only) as and by way of compensation to the Mumbai Municipal Corporation, as per terms and conditions of Scrutiny Committee Report dated 1/11/2013 and the Developer has given Bank Guarantee for remaining 60% amount in favour

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of Mumbai Municipal Corporation and this Bank Guarantee shall be encashed at the time of issuance of the C.C. to Sale Bldg. by CEO.SRA and the Developer has also executed Register Undertaking in favour Mumbai Municipal Corporation as per requiemment letter dt.25/11/2013 and 31/12/2013 .

5. That Chief Executive Officer, S.R.A. issued L.O.I. dated 26/9/2014, on compliance of all the terms and conditions to M/S. SHREEJI CONSTRUCTION,(DEVELOPER) and thereafter Intimation of Approval letter dated 5/12/2014, issued by Executive Engineer (SRA), for Rehab Building and also Commencement Certificate dated 26/5/2015, issued by SRA , for Rehab Building.

On persusal of all the legal documents, and Correspondences/letters dt.1/11/2013, 25/11/2013 and 31/12/2013 by Mumbai Municipal Corporation & permissions, issued by SRA, in my opinion the title of M/S.SHREEJI CONSTRUCTION, in respect of subject properties and more paraticularly described in the Schedule hereinunder written is clear free from encumbrances Subject to the terms and conditions

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contained in L.O.I. dated 26/9/2014, Intimation of Approval letter dated 5/12/2014, and Commencement Certificate dated 26/5/2015, issued by SRA, for Rehab Building and the Developer is also entitled to develop the subject properties as per rules and regulations of SRA and Subject to the terms and conditions contained in the letters and permissions mentioned hereinabove.

**SCHEDULE**

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All THAT piece or parcel of Plot of land bearing (i) Survey No.40, Hissa No.3, C.T.S.No.732, adms.543.6 Sq.Mtrs. (ii) Survey No.40, Hissa No.1, C.T.S.No.733, adms.1410.1 Sq.Mtrs. (iii) Survey No.40, Hissa No.4B, C.T.S.No.734, adms.1057.6 Sq.Mtrs. & (iv) Survey No.46, Hissa No.9(Part), C.T.S.No.797,A, admas.131.2 Sq.Mtrs. of Kandivali Village, Tal. Borivali, M.S.D. and more particularly situate at K.D. Compound, M.G.Road, Kandivali (West) Mumbai-400 067.

Dated 8 th day of March, 2016.

Advocate High Court.

*Ravindra R. Kadam*  
8/3/2016

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