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TITLE CERTIFICATE

Re: ALL THAT piece or parcel of land bearing CTS No. 6 (part) and 7(part) of Village and Taluka Kurla, admeasuring 5112.20 sq. mtrs, situate lying and being at Nehru Nagar, S. G. Barve Marg, Kurla (East), Mumbai - 400 024, in the Registration District of Mumbai Suburban.

1. We have caused the search to be taken by us in respect of the captioned property (hereinafter referred to as the "SAID PROPERTY") in the office of the Sub-Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur for the last 30 years at the request of our client M/s. Build Tech Group having office at A/1203, Chouhan Classic, Capt Savant Marg, Off. 8, Jogeshwari (W), Mumbai - 400 102.
2. We have also perused Property Registered Card of the above said property and it appears that the said property stands in the name of Maharashtra Housing Board.
3. On perusal of Agreement dated 4<sup>th</sup> January 2003, it appears that the occupiers of the said plot formed a society by name Savera S. R. A. Co-operative Housing Society Ltd. and decided to develop the property under D. C. Regulations 33(10) for taking benefit of provision of Maharashtra Slum Areas (I. C. & R.) Act, 1971, and for that purpose appointed one M/s. M. K. Shelters as Developer and executed aforesaid Agreement for Development with them.



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8. On perusal of Agreement for Sale dated 12.05.2009 between M/s. M. K. Shelters and M/s. Build Tech Group, it appears that M/s. M. K. Shelters has granted all their rights in and upon the above said property including Development rights to Build-Tech Group with rights to construct and develop rehabilitation and sale component building, alongwith rights to sell the sale component premises to prospective buyers / purchasers further alongwith rights to take the entire consideration amount and to give valid receipt for the same. The said Agreement is registered with the Sub-Registrar of Assurances, Kurla on 12.05.2009 at serial no. BDR-3/4128/2009.
9. On perusal of Irrevocable Power of Attorney dated 29.07.2010 it appears that Mr. Mahfuz Khan, proprietor of M/s. M. K. Shelters (the original Developer) has conferred all powers of Development and to represent him upon partners of Build-Tech Group for smooth Development of above said property.
10. In view of the above, we are of the opinion that the title of the said M/s. Build-Tech Group to the captioned plot is clear, marketable and free from and beyond reasonable doubts.



Dated this 21<sup>st</sup> day of July 2010



For J K Associates  
Advocates

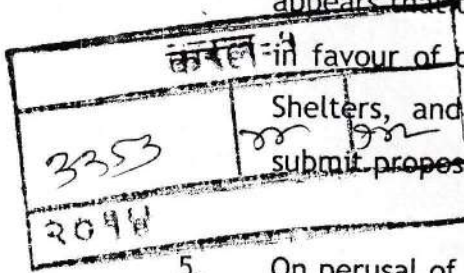
*Jahangir Khan*

(Jahangir A. Khan)

Advocate



4. Upon perusal of Power of Attorney dated 11<sup>th</sup> February 2003, it appears that the said Savera CHS Ltd. executed Power of Attorney in favour of one Mr. Mahfuz Khan, the proprietor of M/s. M. K. Shelters, and granted him all powers of Development and to submit proposal with SRA authorities and to represent the society.



5. On perusal of copy of Intimation of Approval ( I O A ) bearing no. SRA/ENG/1952/L/MHL/AP dated 24<sup>th</sup> August 2007, issued by Slum Rehabilitation Authority ( SRA ), it appears that the proposal of construction of building work on the above said property was approved SRA u/s 45 of Maharashtra Regional and Town Planning Act, 1966, as amended subject to condition as mentioned therein to Developer M/s. M. K. Shelters.

6. On Perusal of Copy of Commencement Certificate dated 4<sup>th</sup> March, 2008, issued by Slum Rehabilitation Authority, bearing no. SRA/ENG/1952/L/MHL/AP dated 04.03.2008, it appears that development permission was granted by SRA u/s 44 and 69 of MRTP Act, 1966 on the above said property to Developer M/s. M. K. Shelters.



- Upon perusal of Letter of Intent (LOI) bearing no. SRA/ENG/752/L/MHL/LOI, dated 16.10.2008, it appears that Slum Rehabilitation Authority revised the Letter of Intent for composite building with subject to conditions as mentioned therein in the name of Developer M/s. M. K. Shelters.