

**S. P. KALANTRI**

**B. COM., LL.B.**

**Advocate, High Court**

**K LEGAL**

Res. : 1405, Ruby, Nirmal Lifestyle, L. B. S. Marg. Mulund (West), Mumbai 400 080, Tel : 2590 7198  
Mob. : 09323944618. Email ID : advshrikalantri@gmail.com; shrikalantri@yahoo.co.in

**Ref.: SPK/2022-2023/121A -revised**

**REPORT ON TITLE**

To,  
M/s. Ashar Ventures,  
Ashar IT Park, 11<sup>th</sup> floor,  
Road No. 16Z, Wagle Estate,  
Thane west-400604.

Re: Title clearance certificate with respect to land bearing S.No. 406/B, H.No.2, S.No. 406/B. H. No 3, S.No.106. H.No.15, S.No.373, S.No.390/A, S.No. 390/B(pt) of Shambhav CHS Ltd. & Tathagat CHS Ltd. at, Majiwada Naka, Samrat Ashok Nagar Near Buddha Vihar at village Majiwade, at Mumbai Agra Road, Thane (W) 400604

I have investigated title of the subject properly on the basis of following relevant correspondence, copies of sanction documents i.e. :-

1. All that piece or parcel of land bearing S.No. 406/B, H.No.2, S.No. 406/B. H. No 3, S.No.106. H.No.15, S.No.373, S.No.390/A, S.No. 390/B(pt) of Shambhav CHS Ltd. & Tathagat CHS Ltd. at, Majiwada Naka, Samrat Ashok Nagar Near Buddha Vihar at village Majiwade, at Mumbai Agra Road, Thane (W.)

On or towards WEST	Gohdbunder Road, Agra Road
On or towards EAST	Runwal Regency
On or towards North	Majiwada Goan Road
On or towards South	Madan goyal, Gupta Compound & Thane Acid Company

2. The copies provided following deeds and documents:-

- (i) The Tathagat CHS Ltd. a registered Co-operating housing society, hereinafter referred to as 'Tathagat' bearing Society Registration no. TNN/(TNN/TNN)HSG/TC/20440/09 having registered office at Majiwada Naka, Samrat Ashok Nagar Near Buddha Vihar at village Majiwade, at Mumbai Agra Road, Thane (W.) bearing Survey No. 406/B, Hissa No. 2, S.No. 406/B, H.No. 3, S.No. 106, H.No. 15, S.No. 373, H.No. 390-A, S.No. 390-B(part).
- (ii) The Sambhav CHS Ltd. a registered Co-operating housing society, hereinafter referred to as 'Sambhav' bearing Society Registration no. TNN/(TNN/TNN)HSG/TC/15757/04 having registered office at Majiwada Naka, Samrat Ashok Nagar Near Buddha Vihar at village Majiwade, at Mumbai Agra Road, Thane (W.) bearing Survey No. 406/B, Hissa No. 2, S.No. 406/B, H.No. 3, S.No. 106, H.No. 15, S.No. 373, H.No. 390-A, S.No. 390-B(part).
- (iii) Notice issued by Slum Rehabilitation Authority under Section 13 sub section 2 of Maharashtra Slum (I.C and R) Act, 1971. Finally Slum Rehabilitation Authority passed order under Sec. 13(2) dated 11<sup>th</sup> may, 2022 vide no. M.M.R.S.R.A/U.Z.S.P.T2/J.NO.:- 293/2022.
- (iv) On the said pieces and parcel of land as per Annx.II approved by the Slum Rehabilitation Authority and Thane Municipal Corporation, there were 442 eligible slum dwellers and 2 non-eligible slum dwellers in all making 444 slum dwellers and LOI was issued on 8<sup>th</sup> December, 2008 and also on 5<sup>th</sup> August, 2010 for

Rehabilitation building and for sale building. The revised LOI was issued on 11<sup>th</sup> March, 2016 and in due course on 16<sup>th</sup> July, 2016 Plinth CC was issued.

- (v) Annual/Special General Body meeting held on 23<sup>rd</sup> May, 2022 the Sambhav CHS Ltd and Tathagat CHS Ltd unanimously resolved and decided to appoint M/s. Ashar Ventures., as Developer under S.R.A. Scheme and empowered and authorised the Managing Committee of the Society to enter into Development Agreement and execute other required documents with the Developer.
  - (vi) Pursuant to the Resolutions passed and drafts approved by the Society and its members, in the Annual/Special General Body meeting held on 23<sup>rd</sup> May, 2022, the said Sambhav CHS Ltd and Tathagat CHS Ltd entered into the Agreement for Redevelopment on 6<sup>th</sup> June, 2022 with M/s. Ashar Ventures, the Developer herein.
  - (vii) Sambhav CHS Ltd and Tathagat CHS Ltd through its Chairman/Secretary/Treasurer executed an irrevocable Power of Attorney thereby appointing the Partners of the Developers as its Constituent Attorney to carry out all works pursuant to the said Development Agreement on 06-06-2022.
3. S.R.A. has issued L.O.I. for Redevelopment of society under SRA Scheme, afresh Vide No. SRA/ENG/V.P.no.S05/0020/09 dated 26<sup>th</sup> August 2022 addressed to Architect M/s. Nexstep Consultant and Developer M/s. Ashar Ventures and also the societies namely, Tathagat CHS ltd. and Sambhav CHS Ltd.
4. 7/12 exact or property card issued by Tahsildar and Mutation Entries.



5. Search report for 30 years from 1991 to 31<sup>st</sup> August 2022.
6. The S.R.A Authority approved the plan for rehabilitation building No.1 vide No. MMR/SRA/ENG/042/SEC-5/STGOVT/AP dated 27<sup>th</sup> September, 2022 and issued the Commencement Certificate which grants the work up to Plinth Level of Rehab Building B1.
7. Similarly vide no. MMR/SRA/ENG/043/SEC-5/STGOVT/AP dated 27<sup>th</sup> September, 2022 to the Commencement Certificate which grants the work up to Plinth Level of Sale Building A1 & A2

8. Owner of the land:

It is partly Government land and partly land owned by Thane Municipal Corporation occupied by Slum Dwellers and SRA is now the Authority for Ownership and Development of property. The Slum Dwellers have formed the Co-operative society and granted development rights to the Developer. The Slum Dwellers societies are as under:

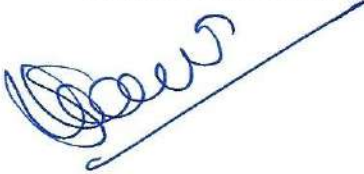
(1) Sambhav CHS LTD.

(2) Tathagat CHS LTD.

(3) This is now a Slum Rehabilitation Authority (SRA) property.

9. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the M/S. Ashar Ventures to develop the said property is clear, marketable and without any encumbrances.

10. It is certified accordingly on this 28<sup>th</sup> of October, 2022



**S.P. Kalantri,**  
**Advocate**

**FORMAT A****Flow of Title**

1. 7/12 exact or property card issued by Tahsildar dated 4<sup>th</sup> June 2022 and Mutation Entries.
2. Search report for 30 years from 1991 to 31<sup>st</sup> August 2022.
- 3. Relevant Title Document:**
  - a. Notice issued by Slum Rehabilitation Authority under Section 13 sub section 2 of Maharashtra Slum (I.C and R) Act, 1971. Finally Slum Rehabilitation Authority passed order under Sec. 13(2) dated 11<sup>th</sup> may, 2022 vide no. M.M.R.S.R.A/U.Z.S.P.T2/J.NO.: -293/2022.
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  - c. Pursuant to the Resolutions passed and drafts approved by the Society and its members, in the Annual/Special General Body meeting held on 23<sup>rd</sup> May, 2022, the said Sambhav CHS Ltd and Tathagat CHS Ltd entered into the Agreement for Redevelopment on 6<sup>th</sup> June, 2022 with M/s. Ashar Ventures, the Developer herein.

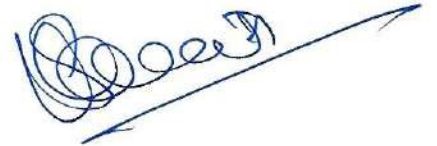


- d. Sambhav CHS Ltd and Tathagat CHS Ltd through its Chairman/Secretary/Treasurer executed an irrevocable Power of Attorney thereby appointing the Partners of the Developers as its Constituent Attorney to carry out all works pursuant to the said Development Agreement on 06-06-2022.
- e. S.R.A. has issued L.O.I. for Redevelopment of society under SRA Scheme, afresh Vide No. SRA/ENG/V.P.no.S05/0020/09 dated 26<sup>th</sup> August 2022 addressed to Architect M/s. Nexstep Consultant and Developer M/s. Ashar Ventures and also the societies namely, Tathagat CHS Ltd. and Sambhav CHS Ltd.

#### **4. Litigations:**

There are no litigations.

Date : 28-10-2022



**S.P.Kalantri,  
Advocate**