

Bhagwantrao Patil

B. A. (Special). LL. B.

ADVOCATE HIGH COURT MUMBAI

C/4, Gokul Nandanvan,
Mahakali Caves Road,
Andheri (East),
Mumbai - 400 093.

Tel. : 2832 7200

Mobile : 9821337202

Date: 28.06.2022

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot bearing CTS No. 90 of Village - Goregaon, Taluka - Borivali at Ram Mandir Road, Goregaon (west), Mumbai - 400104 Admeasuring 3696 sq. mtrs., situated at in SPA Area of Oshiwara District Centre, Dist Mumbai Suburban (hereinafter referred as the said "plot").

I have investigated the title of the said plot on the request of M/s. Neminath Realtors, and following documents i.e.:-

1) Description of the property:- Plot bearing CTS No. 90 of Village - Goregaon, Taluka - Borivali at Ram Mandir Road, Goregaon (west), Mumbai - 400104 Admeasuring 3696 sq. mtrs., situated at in SPA Area of Oshiwara District Centre, Dist Mumbai Suburban

2) Development Agreement dated 20/04/2022 duly registered with Sub-Registrar Borivali under document no. BRL-4-6754-2022.

3) Search report for 1992 to 2022. (30 years).

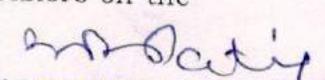
2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Neminath Realtors, is clear, marketable and without any encumbrances.

Developers of the land

1. M/s. Neminath Realtors - Plot bearing CTS No. 90 of Village - Goregaon, Taluka - Borivali at Ram Mandir Road, Goregaon (west), Mumbai - 400104 Admeasuring 3696 sq. mtrs., situated at in SPA Area of Oshiwara District Centre, Dist Mumbai Suburban

3/- The report reflecting the flow of the title of M/s. Neminath Realtors on the said land is enclosed herewith as annexure.

Encl: Annexure.


MR. BHAGVANTRAO PATIL
Advocate High Court, Mumbai
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Mumbai - 400 093
Mob No. 9821337202

Advocate.

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Flow of Title

TO WHOM SO EVER IT MAY CONERN

Sub: Plot bearing CTS No. 90 of Village - Goregaon, Taluka - Borivali at Ram Mandir Road, Goregaon (west), Mumbai - 400104 Admeasuring 3696 sq. mtrs., situated at in SPA Area of Oshiwara District Centre, Dist Mumbai Suburban

- a) Originally one M/s. Cooper Connell & Clifford Pvt. Ltd. were the owners of the Said Property.
- b) Said M/s. Cooper Connell & Clifford Pvt. Ltd., by an agreement dated 10/04/1980; had agreed to sell the said land to the M/s. Shrinath Investments (said Shrinath) and granted Development rights in respect of the said property as per the terms and conditions contained in the said agreement.
- c) Said M/s. Shrinath Investments constructed a Building/s and known as "Sejal - Kajal Apartment" on the said property, which consists of 91 Flats, 5 Premises and 23 shops, on the said land mentioned hereinabove, and also hereunder written, and was constructed as per plans and specifications approved by the concerned planning authority, the existing buildings are numbered respectively as A, B, C, D, E, F, G (hereinafter Collectively referred to as the Said building) and sold flats and other units to various purchasers.
- d) The said purchasers of the Flats and Shops formed a Housing Society under the name of "SEJAL - KAJAL APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD" which was duly Registered as per the provisions of Maharashtra Co-operative Societies Act, 1960, bearing Registration Number BOM/ WP/ HSG (TC) 1058/84-85 having its registered office at CTS No. 90, Ram Mandir Road, Goregaon (W),

Mumbai 400 104, hereinafter called as "the said society" for sake of brevity;

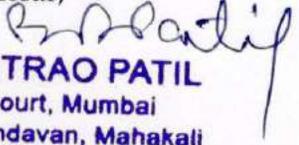
- e) Said Society had applied to the District Deputy Registrar Co-operative Societies, Mumbai City (4) and competent authority for the Deem Conveyance of the said Property and being satisfied with the merits of the Submission of the Society they issued an Order cum Certificate bearing No. DDR-4/ Mum/ Deemed Conveyance/ SEJAL- KAJAL APARTMENT CHS LTD./ 2140/2015, dated 27/6/2015 certifying that, the Society is entitled to unilateral Deemed Conveyance of the said land and the said building, and execute the Deed of Unilateral Conveyance vide Deed of Conveyance dated 2nd December 2017 and registered as provided under Registration Act, 1908 under serial no. BRL-6- 13493/2017.
- f) Thereafter the said Society conveyed the said land to MMRDA under deed of conveyance bearing registration No. BDR - 4 - 17506-2021 dated 23rd December 2021. There after MMRDA has given the said land to the said society on Lease by executing Lease deed bearing Registration No. BDR - 4- 17507 -2021 dated 23rd December 2021. Therein said society becomes the "LESSEE" of the said plot of land.
- g) Further the Said society found that the original building has been constructed for more than 40 years and under the prevailing Development Control Regulation it is permissible to demolish the existing building and to redevelop a new one inter alia, by utilizing TDR/FSI of other property.
- h) The Society had received 3 Tenders which were scrutinized by PMC of the Society, and the Managing Committee of the Society and accordingly the Developer herein offering the highest offer r/w revised Offer namely M/s. Neminath Realtors, was appointed as a Developer in the Special General Meeting of the said Society held on 2nd December, 2018.
- i) The Deputy Registrar, Mumbai also granted No Objection Certificate to the said Society on 31.12.2018 for redeveloping its property through M/s. Neminath Realtors.
- j) By and under Development Agreement dated 20/04/2022 duly registered with Sub-Registrar Borivali under document no. BRL-4-6754-2022, The Sejal Kajal Apartments Co-Operative Housing Society Ltd (One Part), All the 119 Members (Third Part) granted the



redevelopment rights in respect of the said property in favour of the Developer, M/s. Neminath Realtors (Second part) as per the terms and conditions contained in the Said Development Agreement

Under the circumstances, in our opinion the title to the above property is clear, marketable in favor M/s. Neminath Realtors subject to available records.

Date: 24.06.2022


MR. BHAGVANTRAO PATIL
Advocate High Court, Mumbai
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