



S.M. Gaonkar & Associates

(Advocates Mumbai High Court)

A/1, 'Madhukamal', Rambhuwan Compound, Konkan Nagar, Bhandup(West), Mumbai - 400078.

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Ref. No

Date : 28/Aug/2021

Email: - advsanjay9@gmail.com

FORMAT-A

(Circular No.28/2021)

To,

MahaRERA

At 6th & 7th Floor,

Housefin Bhavan,

Plot No. C-21, E-Block

Bandra Kurla Complex,

Bandra (E), Mumbai - 400 051

LEGAL TITLE REPORT

Sub: - Title clearance Certificate with Respect to Plot bearing CTS No. 1(part) of Village- Ghatkopar, Taluka- Kurla, Mumbai situated at Nagababa Nagar, Near Nagababa Mandir, V.D. Savarkar Marg, Park site, Vikroli (w), Mumbai - 400 079

I have investigated the title of the plot of land as mentioned herein above on the request made by **M/s. Vineet Buildcon Pvt Ltd.** having office at Sai Krupa Gr-01, Opp. Anand Ashram Colony, B- Cabin, Thane (W) 400602.

1) Description of the property

All the piece and parcel of Land together with it hereditaments lying at CTS No.1 (part) of Village- Ghatkopar, Taluka- Kurla, Mumbai situated at Nagababa Nagar, Near Nagababa Mandir, V.D. Savarkar Marg, Park site, Vikroli (w), Mumbai - 400 079 totally admeasuring about 1726.50 Sq. meters or thereabouts.

2) Documents Concerning Plot of Land

- (a) Property Card
- (b) Search Report
- (c) CTS Plan
- (d) Development Agreement of Nagraj SRA CHS with M/s. Vineet Buildcon Pvt Ltd.
- (e) Letter of Intent, Intimation of Approval and Commencement Certificate issued by SRA
- (f) Development permission received from Maharashtra Government dated 28th June 2021.

3) REPORT/CONCLUSION:-

On perusal of the above mentioned documents and all other relevant records relating to title of the said property and more specifically the Land mentioned here above which was previously occupied with hutment area, I am of the opinion that the title of the aforesaid property rest with Maharashtra Government.

4) Qualifying Comments/Remarks if any:

The abvoesaid piece and parcel of land previously occupied by Nagraj SRA CHS LTD. is part portion of Larger Part owned by Maharashtra Government and is adjusted to different authorities viz. MHADA, MCGM and part portion of the land is Declared as Non Development Zone.

The Development proposal was submitted and got assigned by Slum Rehabilitation Authority by verification of Title of the aforesaid Land and as the SRA has satisfied the title of the said Land being owned by the Maharashtra Government has accepted the said proposal and has in turn issued various sanctions to Society including LOI, IOA and C.C. and presently constructions activities are going on, on the said plot of Land in accordance with prescribed norms of Slum Rehabilitation Authority and Development Control Regulation Act 2034.

The present Developers had applied for the special permission from the Maharastra Government and more specifically from the Revenue and Forest Department of Maharastra Government and in turn vide NOC dated 28th June 2021 for development of the said Land. Its therefore clear that, the title of the aforesaid property rest with Maharashtra Government.


SANJAY M. GAONKAR
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Bhandup (w), Mumbai - 400 078
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E-mail.- advsanjay9@gmail.com

Registration No. MAH/2376/1999
Bar Council of Maharashtra and Goa

Place: Mumbai
Date: 28th August 2021.

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