

Divya Sanghvi

Advocate, High Court

1001, Palazzo Landmark,
West Avenue Road,
Santacruz [West],
Mumbai 400 054
M: 9867382667

To

MahaRERA
Housefin Bhavan,
E-Block, BKC,
Bandra, Mumbai 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of land or ground bearing 746A admeasuring about 1090.60 sq.mtrs, CTS No. 745A admeasuring about 273.50 sq.mtrs and CST No. 751 admeasuring about 979.30 sq.mtrs., total aggregating to 2343.40 sq. mtrs., of Village Poisar, Taluka Goregaon assessed by the Assessor and Collector, Municipal Rates and Taxes, Municipal Corporation for Greater Bombay under "R/S" Ward and situated, lying and at Thakur Complex, Kandivali (East), Mumbai (hereinafter referred as the "said property").

I have investigated the title of the said property and the following documents

1) Description of the property:

ALL THAT piece or parcel of land or ground bearing 746A admeasuring about 1090.60 sq.mtrs, CTS No. 745A admeasuring about 273.50 sq.mtrs and CST No. 751 admeasuring about 979.30 sq.mtrs., total aggregating to 2343.40 sq. mtrs., of Village Poisar, Taluka Goregaon assessed by the Assessor and Collector, Municipal Rates and Taxes, Municipal Corporation for Greater Bombay under "R/S" Ward and situated, lying and at Thakur Complex, Kandivali(East), Mumbai and bounded as follows:

On or towards East : By CTS NO 744/3

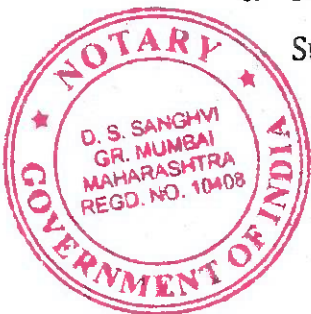
On or Towards West : By CTS No 748/5



On or towards South : By CTS No 744/3, 752 & 749
On or towards North : By Road

2) **The documents of allotment of plot:**

- a. Unilateral / Deemed Deed of Conveyance dated 1st March 2017 the Society is well and sufficiently entitled, as the Owners, to all that piece or parcel of land or ground admeasuring 2343.40 sq. mtrs bearing CTS No 745A, 745B, 746A, 746B& 751 of Village Poisar, Taluka Goregaon assessed by the Assessor and Collector, Municipal Rates and Taxes, Municipal Corporation for Greater Bombay under "R/S" Ward and situated, lying and at Thakur Complex, Kandivali(East), Mumbai[hereinafter referred to as the "**said plot**"] alongwith the then structure standing thereon and popularly known as "GOLD MIST" Building [hereinafter referred to as the "**Existing Building**"] comprising in itself of 2wings i.e. Wing A, Wing B, consisting of Ground plus 6 upper floors, and Wing C consisting of Ground plus 7 upper floors and comprising in itself total 32 residential flats and 9 Commercial Shops aggregating to 41 units, situated, lying and being at Thakur Complex, Kandivali (East), Mumbai 400101;
- b. Development Agreement dated 10.08.2022 [**"Development Agreement"**] executed Gold MistCo-operative Housing Society Limited therein referred as the Society of the One Part, the Members of the Society therein referred as the Members of the Second Part andM/s. Samarpan Homes And Developerstherein referred as the Developers of the Third Part. The Development is duly registered in the Office of the Sub-Registrar of Assurances at BorivaliNo. 9 on 10.08.2022 under Serial No.BRL/9/13038/2022;
- c. Power of Attorney dated 10.08.2022is also duly registered with the Sub-Registrar of Assurances at Borivali No.9 under Serial



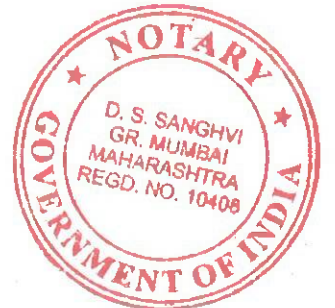
No.BRL/9/13039/2022 executed by the Society in favour of the Developers and/or its partners and nominees; and

- d. Intimation of Disapproval dated 26.07.2023 bearing reference no. P-12147/2022/(745A and Other)/R/S Ward/POISAR R/S/IOD/1/New.
 - e. Commencement Certificate bearing no P-12147/2022/(745A and other)/R/S/CC/1/New dated 04.01.2024.
- 3) Property card in respect of CTS No 746A issued by City Survey in the name of the Society is digitally signed on 22.01.2021 and downloaded on 16.12.2023.
- 4) Search Report dated 10.12.2020 of the said property as taken and issued by the search clerk by Mr. P. Nikam, Title Investigator, about the title investigation/search as conducted by him in the office of the Sub-registrars at Mumbai, MHADA, Goregaon, Borivali Nos. 1 to 9 for the period 1961 to 2020 (60 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. Samarpan Homes and Developers i.e. Promoter/Developer has clear and marketable title to carry out the redevelopment of the said property and without any encumbrances.

3/- Owner of the land:

Gold Mist Co-Operative Housing Society Limited situated at all that piece or parcel of land or ground bearing 746A admeasuring about 1090.60 sq.mtrs, CTS No. 745A admeasuring about 273.50 sq.mtrs and CST No. 751 admeasuring about 979.30 sq.mtrs., total aggregating to 2343.40 sq. mtrs., of Village Poisar, Taluka Goregaon assessed by the Assessor and Collector, Municipal Rates and Taxes,



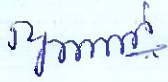
Municipal Corporation for Greater Bombay under "R/S" Ward and situated, lying and at Thakur Complex, Kandivali (East), Mumbai and bounded as follows;

On or towards East : By CTS NO 744/3
On or Towards West : By CTS No 748/5
On or towards South : By CTS No 744/3, 752 & 749
On or towards North : By Road

The report reflecting the flow of the title of the Society and Promoter/Developer on the said land is enclosed herewith as annexure.

5) Qualifying comments/remarks if any: NA

Date: January 27, 2024



Divya Sanghvi
Advocate, High Court & Notary

Encl: Annexure.



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Advocate, High Court

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FORMAT – A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. P.R. Card as on date of application for registration.
2. Property cards in respect of CTS No. 746A admeasuring about 1090.60 sq.mtrs transferred in the name of Gold Mist Co-Operative Housing Society Limited on 22.01.2021 by City Survey Office. Property Card in respect of CTS No. 745A admeasuring about 273.50 sq.mtrs and CST No. 751 admeasuring about 979.30 sq.mtrs. The name of the Society is still to be mutated on CST No. 745A and 751.
3. Search Report dated 10.12.2020 of the said property as taken and issued by the search clerk by Mr. P. Nikam, Title Investigator, about the title investigation/search as conducted by him in the office of the Sub-registrars at Mumbai, MHADA, Goregaon, Borivali Nos. 1 to 9 for the period 1961 to 2020 (60 years).
4. Any other relevant title: Not Applicable
5. Litigations, if any: Not Applicable

Date: January 27, 2024

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Advocate, High Court



