

JINAM K. SHAH

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A/11, Jay Sukh Sagar, M. G. Road, Kandivali (West), Mumbai - 400 067.
Email: advjinamshah@gmail.com

FORMAT - A

(Circular No:- 28 /2021)

To

MahaRERA

Housefin bhavan, near RBI,

E block , BKC , Bandra East,

Mumbai- 400 051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to the project land admeasuring 2839.17 sq. metres, larger layout admeasuring 18442.7 sq. meters situated at Plot bearing Old CTS no. 819 & 820 , New CTS no. 819A to 819-F, at Pathanwadi , Malad East Village – Malad, Taluka – Kurar, Mumbai 400097.. (Hereinafter Referred As The Said Plot).

I have investigated the title of M/s. Rushabh Developers (“Developer”) to the said Property on the request of M/s. Rushabh Developers :

1. Description of the property:

ALL THAT piece or parcel of land On Plot Bearing Old CTS no. 819 & 820, New CTS no. 819A to 819-F, at Pathanwadi , Malad East Village – Malad, Taluka – Kurar, Mumbai 400097

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2. The documents made available to me (Annexure A)
3. Property Card of CTS NO. 819A to 819-F, Village Malad East.
4. Search report for 30 years from 1994 till 2023 by Mr. Ajay Mirgal.

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. Rushabh Developers is clear, marketable and without any encumbrances.

Owners of the land

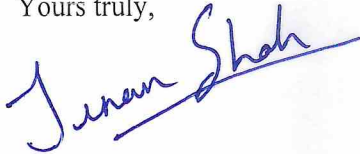
- (1) Shree Hanumant Developers through its Prop. Shrimahant M. Mahatyagi

The report reflecting the flow of the title of the said property is enclosed herewith as annexure.

Encl : Annexure

Date: 04.10.2024

Yours truly,



Advocate Jinam Shah

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FLOW OF THE TITLE OF THE SAID LAND.

A. FIRST PROPERTY

1. The Original Owner Mr. Rambalakdas Mahatyagi died leaving behind his Will dated 15th July 1984 in favour of SHREEMAHANT MADHAVDASJI MAHATYAGI. Further, SHREEMAHANT MADHAVDASJI MAHATYAGI probated the Will on 27th September 1985.
2. SHREEMAHANT MADHAVDASJI MAHATYAGI is absolutely seized and possessed (1) all that pieces and parcel of property admeasuring area 13,566.70 sq. Mtrs. or thereabouts bearing C.T.S. No. 819, Co-related Survey No. 283 (pt) of village Malad (East) in Taluka Borivali, Mumbai Suburban District, and (2) all that pieces and parcel of property admeasuring area 4876 Sq. Mtrs, or thereabout bearing C.TS. No. 820, Co-related Survey No.282 (Part) of Village Malad (East), Taluka Borivali, Mumbai Suburban District, situated, lying and

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being at Rani Sati Nagar, Malad (East), Mumbai 400 097. The said lands have been amalgamated and sub-divided as per the order of Collector, Mumbai Suburban District. On such sub-division after amalgamation, following C.T.S. Nos. are given to the different sub-divided lands.

3.

CTS No.	Measurement (Sq. Mtrs.)
819-A	12520.20
819-B	1710.00
819-C	3.50
819-D	70.50
819-E	4054.04
819-F	84.00

4. M/s. F.E. DINSHAW TRUST and the Administrators of the estate of F.E. Dinshaw claimed to be the owners of all that pieces and parcels of land or ground admeasuring 4876 Sq. Mtrs. or thereabout bearing Survey No. 282 (part), C.TS. No. 820 (Part) of village Malad (East), Taluka Borivali, Mumbai Suburban District.

5. M/s. RUSHABH DEVELOPERS agreed to purchase from the said F. E. Dinshaw Trust and the Administrator of the estate of F. E. Dinshaw, the said 4876 Sq. Mtrs. of land vide the Agreement dated 02/09/1999. The said M/s. RUSHABH DEVELOPERS in turn, agreed to sell the said land to the said SHREEMAHANT MADHAVDASJI MAHATYAGI who has already been in use, occupation and possession of the same. vide Agreement dated 02/09/1999.

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6. by the Indenture dated 20/07/2006 executed by and between the Trustees of the F.E. Dinshaw Trust and the administrator of the Estate of F. E. Dinshaw and M/s. Rushabh Developers and registered under serial no. BDR2/05468/2006, M/s. Rushabh Developers acquired the said land admeasuring 4876 Sq. Mtrs. or thereabouts bearing C.T.S. No. 820 (part), Co-related Survey No.282 (Part) of Village Malad (East), Taluka Borivali, Mumbai Suburban District from the said F.E. Dinshaw Trust and the Administrator of E.F. Dinshaw, though the said SHREEMAHANT MADHAVDASJI MAHATYAGI has been in use, occupation and possession of the said land and has been claiming title to the same by adverse possession. The said C.TS. No.820 is amalgamated and subdivided.
7. The said owner SHREEMAHANT MADHAVDAS MAHATYAGI submitted layout of the said entire land, got the same approval whereunder the Developable lands are shown in two parts ie. Building No.1 Phase-II known as RAM NIWAS for an area of 6362.93 Sq. Mtrs. and Building No.2, Phase-I known as JANKI NIWAS for an area admeasuring 6157.37 Sq. Mtrs.
8. A Development Agreement was entered by Shree Hanumant Developers through its Proprietor Shrimahant M. Mahatyagi and Ms Rushabh Developers through its partners Mr. Ramjibhai H. Shah and Mr. Mansukh H. Shah registered with the Sub Registrar of Borivali bearing no. BDR -5/8818/2005 dated 23/12/2005.
9. A Development Agreement was entered by Shree Hanumant Developers through its Proprietor Shrimahant M. Mahatyagi and Ms Rushabh Developers

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through its partners Mr. Ramjibhai H. Shah and Mr. Mansukh H. Shah registered with the Sub Registrar of Borivali bearing no. BDR -5/8819/2005 dated 26/12/2005.

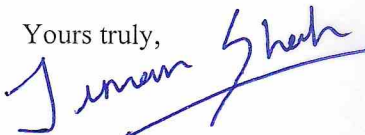
10. Agreement dated 05/03/2006 registered under No. BDR5-02099 on 10/03/06 between Ms Rushabh Developers and M/s. R. R. Horizons Pvt.Ltd granting development rights in respect of the said Buildings "A" and "B" i.e. all that piece and parcels of land or ground admeasuring 3094 Sq. Mtrs.

11. Conveyance deed dated 9th January 2015 bearing no. BDR-16/350/2015 between Mahant Madhavdas Mahatyagi, Ramchandradas M. Mahatyagi, Dinbandhudas Madhavdasji and M/s Brightking Development through its partner Kailashchandra B. Devra for CTS no. 819C area admeasuring 3.5sq mtrs, 819D area admeasuring 70.5sq mtrs. Total area admeasuring 74sq mtrs.

12. Therefore, Ms Rushabh Developers have retained to themselves the Development rights in respect of the land admeasuring 3270.99 Sq. Mtrs. of land along with the right to avail of DRC/TDR in respect of R.G. Reservation of about 4054 Sq. Mtrs. and 1710 Sq. Mtrs. of land reserved for D.P. Road, and 3.5 Sq. Mtrs. of Land reserved for School and two additional spaces of 70.50 Sq. Mtrs. and 84 Sq. Mrs. of land.

Date: 1st October 2024

Yours truly,



Jinam Shah
Advocate

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ANNEXURE A

For the purpose of this Report on Title, I have been furnished with a copy of the below mentioned documents:

1. Property Card in respect of CTS no. 819A to 819-F of Village Malad East
2. 7/12 Extract in respect of CTS NO. 819A to 819-F of Village Malad East.
3. Search Report of Mr. Ajay Mirgal dated 11th January 2024 in respect of CTS 819 A – F, Village Malad East, Taluka Borivali.
4. Development Agreement bearing no. BDR -5/8818/2005 dated 23/12/2005 and Development Agreement bearing no. BDR -5/8818/2005 dated 23/12/2005 registered with the Sub Registrar of Assurances at Borivali 5 in the Registration and Sub Registration of District of Mumbai Suburban.
5. Development Agreement dated 05/03/2006 bearing No. BDR5-02099 on 10/03/06 registered with the Sub Registrar of Assurances at Borivali 5 in the Registration and Sub Registration of District of Mumbai Suburban.
6. Conveyance deed dated 20th July 2006 bearing no. BDR-2/5468/2006 registered with the Sub Registrar of Assurances at Borivali 2 in the Registration and Sub Registration of District of Mumbai Suburban.

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7. Conveyance Deed dated 9th January 2015 bearing no. BDR-16/350/2015 registered with the Sub Registrar of Assurances at Borivali 7 in the Registration and Sub Registration of District of Mumbai Suburban.

Housiey.com

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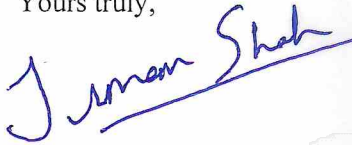
ANNEXURE B

ENCUMBRANCES

I note that there are no existing charges/mortgages created in respect of the said property and or Development rights of the Developer to the said property.

Date: 1st October 2024

Yours truly,



Jinam Shah
Advocate

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ANNEXURE C

LITIGATIONS

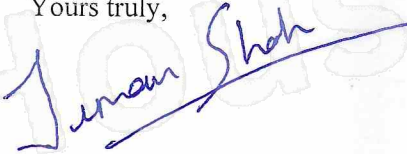
I note that there is a litigation in respect of the said property and or the development rights of the Developers in respect of the same.

Litigation details:

Civil Suit 3075/2023 at the Court of Dindoshi, Goregoan

Date: 1st October 2024

Yours truly,



Jinam Shah
Advocate