

O. P. DUBEY

Advocate, High Court
B.A. LL.B.

Office : Lokseva Chawl Committee,
Patel Nagar Golibar Colony,
Opp. Raje Sambhaji School,
Santacruz (E), Mumbai-400 055.

Chamber : Lawyer's Chamber, 2nd Floor,
Bhaskar Building, A. K. Marg,
Bandra (E), Mumbai-400 051.

☎ : 9820122041/8689995672

E-Mail : opdubeyassociate@gmail.com

All the correspondence at the Chamber only

REPORT ON TITLE

This is to certify that as per the papers produced before me by (1) Jai Bhagwati Developers and Builders, a sole proprietorship concern to Mr. Ratansingh Gumansingh Barthwal and having its/his office at 13, Runwal Centre, Govandi Station Road, Deonar, Mumbai-400 088 ("**Jai Bhagwati**"), (2) M/s. R. K. Madhani & Co. a Partnership Firm registered with the Registrar of Firm having its office at 127-136, Madhani Industrial Estate, 542- Senapati Bapat Marg, Dadar (West), Mumbai-400 028 ("**Madhanis**") and (3) **Paradigm Dotom Buildheights LLP**, a Limited Liability Partnership registered in accordance with the provisions of Limited Liability Partnership Act, 2008 bearing LLP Identification Number AAJ-7641 and having office at Ground Floor, Sharda Sangeet Vidyalaya, M. K. Road, Kalanagar, Bandra (East), Mumbai - 400 051 ("**LLP**"), in respect of the property admeasuring 4123. 84 sq.mtrs. bearing City Survey No.343 (part), Situated at Village Chembur, Taluka Kurla, Lal Donger, Chembur, in the Suburban District - Mumbai - 400 071 and is more particularly described in the Schedule hereunder written ("**said Property**") which were examined by me. The said Property forms part of the larger property admeasuring 13499.82 square meters, bearing CTS Nos. 343 (part) of Village Chembur, Taluka Kurla, at Lal Donger, Chembur, Mumbai - 400 071 ("**Larger Property**").

- 1.) As per the search report dated 14/02/2018 submitted by Mr. Pradeep S. Waghmare, the owner of the Larger Property is Government of Maharashtra and was/is occupied by the members of the housing societies known as 1.) Ekta SRA Co-Operative Housing Society Ltd., 2.) Panchasheel SRA Co-Operative Housing Society Ltd. and 3.) Vishwagautam SRA Co-Operative Housing Society Ltd.
- 2.) The Deputy Collector (Enc) and Competent Authority by the Letter dated 10/02/2005 has declared the Larger Property as slum under the provisions of Maharashtra Slum Areas

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(Improvement, Clearance and Redevelopment) Act, 1971 and no encumbrances were found in search report in respect of the said Larger Property.

- 3.) The slum dwellers/occupants in possession of portions of the Larger Property came together to form various societies viz. "Ekta Co-operative Housing Society (Proposed)", "Panchsheel Co-operative Housing Society (Proposed)" and "Vishwagautam Co-operative Housing Society (Proposed)" with an intention to get the same registered with the Registrar of Co-operative Societies.
- 4.) Ekta Co-Operative Housing Society (proposed) vide Development Agreement dated 02/12/2005 appointed **Jai Bhagwati** as the developers and granted the Development Rights in respect of portion of land occupied by the members of Ekta Co-Operative Housing Society (proposed) and also executed a General Power of Attorney dated 03/12/2005 in favour of Jai Bhagwati.
- 5.) Similarly, Panchsheel Co-operative Housing Society (proposed) vide Development Agreement dated 01/12/2005 appointed Jai Bhagwati as the developers and granted the Development Rights in respect of portion of land occupied by the members of Panchsheel Co-operative Housing Society (proposed) and also executed a General Power of Attorney on 01/12/2005 in favour of Jai Bhagwati.
- 6.) Similarly, Vishwagautam Co-operative Housing Society (proposed) vide Development Agreement dated 01/12/2005 appointed Jai Bhagwati as the developers and granted the Development Rights in respect of portion of land occupied by the members of Vishwagautam Co-operative Housing Society (proposed) and also executed a General Power of Attorney on 02/12/2005 in favour of Jai Bhagwati.

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- 7.) That the occupants and members of the said Societies i.e 1.) Ekta Co-Operative Housing Society (proposed), 2.) Panchasheel Co-Operative Housing Society (proposed) and Vishwagautam Co-Operative Housing Society (proposed) in their respective General Body Meeting held on 27/09/2009, 06/09/2009 and 23/08/2009 passed a Resolution and consented for joint venture between Jai Bhagwati and Madhanis to jointly develop inter-alia the said Property.
- 8.) By and under an Agreement of Joint Venture dated 03/05/2010, Jai Bhagwati and Madhanis have agreed to jointly develop inter-alia the said Property, on the terms and conditions more particularly set out therein.
- 9.) Presently the said societies are registered and known as 1.) Ekta SRA Co-Operative Housing Society Ltd., 2.) Panchasheel SRA Co-Operative Housing Society Ltd. and 3.) Vishwagautam SRA Co-Operative Housing Society Ltd. (hereinafter collectively referred to as the "said Societies").
- 10.) By a Joint Venture agreement dated 16/04/2019 duly registered with the Registrar at Kurla - 4, Vide Number KRL-4/4394 of 2019, the assurance between Jai Bhagwati, Madhanis and LLP have agreed to jointly develop inter-alia the said Property, on the terms and conditions more particularly set out therein.
- 11.) Jai Bhagwati, Madhanis and LLP are hereinafter collectively referred to as the "Developers"
- 12.) That M/s. Shiralkar & Co., Advocate and Solicitors had published a General Notice inviting claims from the General Public inter-alia in respect of the said Property in daily newspaper having circulation in Mumbai namely **Times of India** and **Navshakti** on 25/09/2017 but no claim was received.

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13.) That Slum Rehabilitation Authority ("SRA") has granted revised Letter of Intent bearing no. SRA/ENG/1290/MW/STGL/LOI dated 27/10/2020 amended Intimation of Approval bearing No.SRA/ENG/3360/MW/STGL/AP dated 27/10/2020 and Commencement Certificate for Sale Building No.1 vide Letter bearing No.SRA/ENG/3360/MW/STGL/AP dated 27/10/2020 inter-alia in respect of said Property to construct Sale Building No. 1 consisting Sale Tower 1, Sale Tower 2 and Sale Tower 3 (collectively "said Towers") on the said Property on the terms and conditions mentioned in the said approvals and permissions in favour of the Developers.

14.) I have perused the said approvals and permissions, documents as well as the letters and correspondences between SRA and the Developers carefully and come to the conclusion that the title of the Development Rights of Jai Bhagwati, Madhanis and Paradigm Dotom Buildheights LLP is clear and free from all the encumbrances and that Jai Bhagwati, Madhanis and Paradigm Dotom Buildheights LLP are entitled to jointly develop inter-alia the said Property in joint venture in accordance with the terms of said Joint Venture Agreement dated 16/04/2019, and also permissions, approvals and sanctions etc. obtained/to be obtained, including development and construction of the rehab component and handing over premises to the said Societies, construct the said Towers thereon and sell the sale premises constructed therein.

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THE SCHEDULE ABOVE REFERRED TO:

All those pieces and parcels of land, admeasuring 4123.84 square meters, bearing CTS No. 343 (part) of Village Chembur, Taluka Kurla, situated at Lal Donger, Chembur, Mumbai-400 071, in the Registration Sub District of Mumbai and bounded as follows:

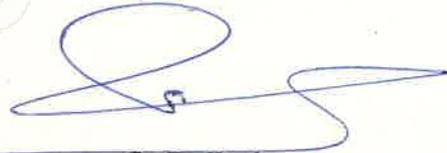
On or towards North: CTS. No. 343 (part);

On or towards East: 18.30 mtr. wide road;

On or towards West: CTS No. 343 (part);

On or towards South: CTS. No. 343 (part).

Dated this 9th day of March, 2021.



O. P. Dubey
(Advocate High Court)