



PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of land bearing C.T.S. No. 2157/A, area admeasuring about 5631.10 Sq. Mtrs., C.T.S. No. 2158/A, area admeasuring about 4729.80 Sq. Mtrs. and C.T.S. No. 2292/A/1, area admeasuring about 2399.40 Sq. Mtrs., collectively admeasuring about 12760.30 Sq. Mtrs., lying, being and situated at Village: Dahisar, Taluka: Borivali, District: Mumbai Suburban (hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of **M/s. SHRADDHA PRIME PROJECTS LIMITED** and following documents i.e.: -

- 1) Description of the property.
- 2) Copy of Society Formation Certificate of **LIG MAHINDRA & MAHINDRA CHS LIMITED** bearing Registration No. BOM/HSG/WR/(TC)/2790 dated 16/02/1971
- 3) Copy of Conveyance Deed dated **15/03/1971** bearing Document Registration No. **BOM/R/ 1179**.
- 4) Copy of Development Agreement dated **05/05/2022** bearing document Registration No. **BRL-6/10987/2022**.
- 5) Copy of Power of Attorney dated **20/05/2022** bearing document Registration No. **BRL-6/11038/2022**.





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- 6) Copy of Architect's Plot area Certificate of the said Plot issued by Sheetal Nikhare, Architect (Registration No. CA/2003/31138), S. S. Associate.
- 7) Copy of the Developer's Plot area Affidavit of the said plot.
- 8) Copy of the letter issued by the Deputy Director of Land Record, Slum Rehabilitation Authority bearing Reference No. SRA/CTSO/OW/2023/48612 dated 11/12/2023
- 9) Copy of Intimation of Approval issued by the Slum Rehabilitation Authority bearing Reference No. RC/PVT/0063/20240111/AP dated 01/04/2024
- 10) Copy the property cards of the said Plot issued by City Survey Officer, Borivali.
- 11) Search report for 14 years from 2011 till 2024.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of **LIG MAHINDRA & MAHINDRA CHS LIMITED** as the Owners and **SHRADDHA PRIME PROJECTS LIMITED** as the Developer is clear, marketable and without any encumbrances.

Owners of the said Plot:

LIG MAHINDRA & MAHINDRA CHS LIMITED: All that piece or parcel of land bearing C.T.S. No. 2157/A, area admeasuring about 5631.10 Sq. Mtrs., C.T.S. No. 2158/A, area admeasuring about 4729.80 Sq. Mtrs. and C.T.S. No. 2292/A/1, area admeasuring about 2399.40 Sq. Mtrs., collectively admeasuring about 12760.30 Sq. Mtrs., lying, being and situated at Village: Dahisar, Taluka: Borivali, District: Mumbai Suburban.

Developers of the said Plot:

SHRADDHA PRIME PROJECTS LIMITED: All that piece or parcel of land bearing C.T.S. No. 2157/A, area admeasuring about 5631.10 Sq. Mtrs., C.T.S. No. 2158/A, area admeasuring about 4729.80 Sq. Mtrs. and C.T.S. No. 2292/A/1, area admeasuring about





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2399.40 Sq. Mtrs., collectively admeasuring about 12760.30 Sq. Mtrs., lying, being and situated at Village: Dahisar, Taluka: Borivali, District: Mumbai Suburban.

The report reflecting the flow of the title of **LIG MAHINDRA & MAHINDRA CHS LIMITED** as the Owners and **M/s. SHRADDHA PRIME PROJECTS LIMITED** as the Developer on the said land is enclosed herewith as annexure.

Encl: Annexure.



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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Search report for 14 years from 2011 - 2024 taken from Online Search Report, bearing receipt nos.: 1113386752 dated 04/04/2024, 1113387398 and 1113387436 both dated 05/04/2024.s
- 2) Vide Conveyance Deed dated 15/03/1971 executed between M/s. Mehta Private Limited as "Vendor" Party of the FIRST PART, M/s. United Building Construction Company as "First Confirming Party" Party of the SECOND PART, Mahindra & Mahindra Employees Co-operative Housing Society Limited as "Second Confirming Party" as Party of the THIRD PART and LIG MAHINDRA & MAHINDRA CHS LIMITED as "Purchasers", Party of the FOURTH PART, wherein Party of the FIRST PART sold, transferred, Assigned their title, interest and benefits of the land bearing Survey No. 218, Hissa No. 1 (part), Survey No. 213 Hissa No. 2 (part), and Survey No. 213 Hissa No. 3 (part) to **LIG MAHINDRA & MAHINDRA CHS LIMITED** on the terms and conditions mentioned therein. Subsequent to the Indenture of Conveyance, the Survey numbers forming part of the above mentioned Survey numbers were allotted City Survey numbers and accordingly the name of the society was duly muted on the property register card of the said Plot.
- 3) In pursuance of the said Conveyance Deed and allotment of the City Survey Numbers to previous Survey numbers, LIG MAHINDRA & MAHINDRA CHS LIMITED became the absolute owner of the land bearing C.T.S. No. 2157/A, area admeasuring about 5631.10 Sq. Mtrs., C.T.S. No. 2158/A, area admeasuring about 4729.80 Sq. Mtrs. and C.T.S. No. 2292/A/1, area admeasuring about 2399.40 Sq. Mtrs., collectively admeasuring about 12760.30 Sq. Mtrs., lying, being and situated





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at Village: Dahisar, Taluka: Borivali, District: Mumbai Suburban. (hereinafter referred to as "**the said plot**")

- 4) Vide Development Agreement dated **05/05/2022**, LIG MAHINDRA & MAHINDRA CHS LIMITED as the Party of the FIRST PART, Mr. Joseph Chacko Thandathu and 324 other members of the Society as Party of the Third Part, sold, transferred and assigned their development rights with respect to the said Plot unto and in favour of **M/s. SHRADDHA PRIME PROJECTS LIMITED** as the Party of the Second Part on the terms and conditions mentioned therein. The same was duly registered before the office of sub-registrar of Assurance at Borivali under document registration No. **BRL-6/10987/2022** on **01/06/2022** (hereinafter referred to as "**the said Development Agreement**").
- 5) In pursuance of the said Development Agreement, a Separate Power of Attorney dated **20/05/2022** has been executed by LIG MAHINDRA & MAHINDRA CHS LIMITED through its Managing Committee members namely 1) Chairman - Mr. Gopinath C Kasargod, 2) Secretary - Mr. Kishor P Tulaskar and 3) Treasurer - Mr. Shashikant J. Todankar in favour of Mr. Santosh Sadashiv Samant, being the authorized Director of M/s. SHRADDHA PRIME PROJECTS LIMITED. The same was duly registered before the Office of Sub-registrar of Assurance at Borivali under document registration No. **BRL-6/11038/2022** dated **20/05/2022**.
- 6) Vide Architect's Plot Area Certificate, wherein Sheetal Nikhare, Architect (Registration No. CA/2003/31138), S. S. Associate admeasured the area of the said plot and issued the Area Certificate certifying the area of the Said Plot as 12760.30 Sq. Mtrs.
- 7) Vide notarized document named "Owners Plot Area Calculation", wherein Developer affirmed that they have submitted plans for proposed Development of the said Plot through their Architect Sheetal Nikhare and according to her finding the area of the said Plot is 12760.30 Sq. Mtrs as per Triangulation method.





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- 8) Vide letter of the Deputy Director of Land Record (DDLRL), Slum Rehabilitation Authority addressed to the Executive Engineer (R/Madhya), Slum Rehabilitation Authority, bearing Reference No. SRA/CTSO/OW/2023/48612 dated 11/12/2023, wherein DDLRL gave his approval for the redevelopment of the said plot as per Circular No. 144 (Annexure-IV) under Rule 33 (11) of DCPR 2034.
- 9) Vide Intimation of Approval, issued by the Slum Rehabilitation Authority bearing reference No. RC/PVT/0063/20240111/AP dated 01/04/2024, addressed to M/s Shraddha Prime Project Limited for the said Plot, the proposal of construction of the building of work proposed to be erected or executed is approved subject to conditions as more particularly mentioned in the Said Intimation of Approval.
- 10) Litigation Details: It has been informed by M/s. Shraddha Prime Projects Limited that there are no pending litigations pertaining to the said Plot.
- 11) Since my scope of work does not include considering aspects within the limits of Architect or Surveyor, the title certificate is only for the said Plot and not for any structure that are or were standing thereupon. Also, this Title report is based upon the provisions of applicable laws prevailing at the present time and the facts of the matter as I understand them to be. Any variance of the facts or of law may cause a corresponding change in this Title report.

Place: Navi Mumbai

Date: 05/04/2024



Mr. Parth Chande

Advocate

