

FORMAT-A
(Circular No. 28/2021)

To,
The Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No.C-2 ,E-Block,
Bandra Kurla Complex,
Bandra (East),/Mumbai- 400 051.

LEGAL TITLE REPORT

Sub: Title Certificate in respect All that piece and parcel of Slum land of Government of Maharashtra admeasuring 4502.16 (Four Thousand Five Hundred and Two Point Sixteen) square meters and thereabouts comprised in larger land bearing erstwhile CTS No.163 A admeasuring 610653.50 square meters and after larger land's subdivision in 2018, now bearing CTS No.163 A/2 admeasuring 598783.50 square meters (**said Larger land**) lying and being at Village: Akurli ,Taluka: Borivali ,Mumbai Suburban District (hereinafter referred to as“ **the said slum land**”) together with various slum tenements standing (prior to its demolition) on the said Plot of land (“**said slum tenements**”) situate at Wadarpada Road no.1,Hanuman Nagar, Kandivali (East),Mumbai-400 102; (the said slum land and said slum tenements hereafter together referred to as the “**said Property**”).

I, under instructions and at the instance of my clients, M/s. Sidheswar Lifespaces Private Limited (Developer),represented by its authorized Director, Mr.Rohan Brahmdev Shukla, have investigated the title of the said Larger land which includes the said property and in accordance with the contents of the copies of Agreement/s, documents ,papers & letter etc. furnished to me and the provided diverse information/s and representation/s made to me it got revealed and came to my

attention, knowledge and notice the hereinbelow enumerated material facts, happenings and events i.e.

1) Description of the Property: All that piece and parcel of slum land of Government of Maharashtra admeasuring 4502.16 (Four Thousand Five Hundred and Two Point Sixteen) square meters and thereabouts comprised in larger land bearing erstwhile CTS No.163 A admeasuring 610653.50 square meters and after larger land's subdivision in 2018 now bearing CTS No. 163 A/2 admeasuring 598783.50 square meters (**said Larger land**) lying and being at Village: Akurli, Taluka: Borivali, Mumbai Suburban District (hereinafter referred to as "**the said slum land**") together with various slum tenements standing (prior to its demolition) on the said slum land ("**said slum tenements**") situate at Wadarpada Road no.1, Hanuman Nagar, Kandivali (East), Mumbai-400 101; ("the said slum land" and "said slum tenements" hereafter together referred to as the "**said Property**").

2) Document/s of Ownership of the said Plot:

- a. The Property cards and village 7/12 extracts in respect of the said Property reveals Government of Maharashtra as the Owner /Holder of the said Larger land.
- b. The Maharashtra Shashan Grihnirman and Vishash Sahhay Vibhag Shashan Nirnay No. PMG. 1089/ C.R./1106/Karyashan-Pach Dated 20th November, 1999 declaring said Larger land as Slum Areas.
- c. On perusal of Agreement/s, document/s, paper/s & Letter it appears that on a portion of the said Larger land i.e. the said property herein, there are slum dwellers who formed Society namely Shree Ashtavinayak Grihnirman Sahakari Sanstha (Niyojit), SRA. By Resolution dated 11th September, 2022 passed by the members/ slumdwellers in the Special General Body Meeting (SGBM) of Shree Ashtavinayak Grihnirman

Sahakari Sanstha (Niyojit), SRA, at the said property, resolved to grant development rights in respect of the said property to the Developer.

- d. The Composite Consent Affidavit dated 26th September, 2022 executed and notarized by the members/slumdweller of the Shree Ashtavinayak Grihnirman Sahakari Sanstha (Niyojit), SRA, giving and recording their respective irrevocable consent to undergo development of the said property by appointing the Developer for developing and undertaking slum rehabilitation scheme development project on/at the said property.
- e. By Agreement dated 26th September, 2022 executed between Shree Ashtavinayak Grihnirman Sanstha (Niyojit), SRA (said Ashtavinayak Society, SRA) represented by their office bearers, committee members and members on one hand and the Developer on the other hand the said Ashtavinayak Society, SRA, granted development rights in respect of the said property to the Developer for the consideration and on the terms and conditions as set out therein. Subsequently in respect of the Agreement dated 26-09-2022 a Supplemental Agreement dated 19-09-2024 was executed and notarized between the said Ashtavinayak Society and the Developer as a Supplemental thereof.
- f. By an executed and notarized Irrevocable Power of Attorney dated 26th September, 2022 the said Ashtavinayak Society, SRA represented by their office bearers, committee members and the members granted diverse powers and authorities to the Developer's named authorized Partner inter alia to commence, implement, undertake and complete the Slum Rehabilitation Scheme development project under the SRA sanctioned S.R. Scheme at the said property as more particularly in detail provided and enumerated therein. Subsequently another executed and notarized Power of Attorney dated 19-09-2024 for made by said Ashtavinayak

Society in favour of the Developer's named Directors exercising powers and authorities enumerated therein.

- g. Tehsildar-2 (Special Cell) ,SRA, Letter dated 03-11-2022 addressed to Executive Engineer (R/South),SRA, giving no objection as envisaged under Circular no.144 (Annexure-IV) concerning ownership right in respect of the said property to undergo the submitted S.R. Scheme development project under Regulation 33 (10) of the DCPR,2034.
- h. The Assistant Registrar Cooperative Societies (East and West Suburban),SRA, Mumbai letter dated 10-11-2022 communicating and recording no objection for acceptance of the Developer's submitted S.R. Scheme proposal with annexed documents and to proceed further in processing the same with copies forwarded to Engineering Department, SRA, Mumbai.
- i. The Executive Engineer-II, SRA letter dated 18-11-2022 addressed to the Developer recording the Acceptance of Proposal of S.R. Scheme made under Regulation 33 (10) of DCPR,2034 in respect of the said property.
- j. The Money Receipt/s dated 18-11-2022 of SRA, evidencing the payment of LOI Scrutiny fees and Website charges to SRA, by the Developer.
- k. The Competent Authority-6, SRA, Mumbai Letter dated 01-09-2023 addressed to Tehsildar-2 (Special Cell),SRA, Mumbai, concerning the Annexure II issuance by the Competent Authority-VI, SRA, Mumbai on 01st September,2023 deciding and declaring the eligible slum tenements and remaining slum tenements' eligibility yet to be decided and issued Annexure II may be revised from time to time accordingly on further decision and declaration as made on eligibility as and when taken up.
- l. Deputy Collector (Special cell),SRA ,Mumbai letter dated 23-01-2024 addressed to Executive Engineer, Western Suburban, SRA, Mumbai

Anupam R. Sharma

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setting out and enumerating the declared eligible and ineligible slum tenement/s of the slum dwellers occupants on/at the said property.

- m. The Money Receipt dated 22-05-2024 of SRA ,for the payment received by SRA for the Land premium, from the Developer.
- n. The CEO, SRA on 24th May,2024 issued Letter of Intent (“LOI”) bearing no. R-S/STGGOVT/0047/20221117/LOI on terms and conditions set out therein.
- o. The Executive Engineer, R/S, SRA ,Mumbai on 19th June,2024 issued Intimation of Approval bearing No. R-S/STGGOVT/0047/20221117/C for the Composite Building on the said property on the terms and conditions set out therein.
- p. In pursuance to the said SRA sanctioned S.R. Scheme layout plan a Composite building/s and Sale building/s to be constructed with the specified amenities and open spaces on/at the said property.
- q. The diverse Agreement/s with members/slumdwellers of Shree Ashtavinayak Society, and the Developer has been executed and upon inter alia the dislocation rent paid to them the slum tenements had vacated and handed over the vacant slum tenements and the said property to the Developer for the development purpose and upon its demolition the development and construction work is ongoing on/at the said property.
- r. Commencement Certificate (“C.C”) dated 24th September,2024 bearing R-S/STGGOVT/0047/20221117/AP/C for construction of Composite building on/at the said property has been issued to the Developer for construction work up to Plinth level as per approved plan and excavation work is ongoing at the said property. M

- s. The Development Plan remarks show the setback line and the road widening line which shall form part of public street affecting the said property to be handed over to concerned authority.
- t. Developer's Letter dated 15-09-2024 addressed to me.
- u. The Developer from time to time to apply obtain further C.C.'s and complete the construction works of the Composite building and the Sale building/s on the said property by obtaining Occupation Certificate/s on fulfillment of the terms and conditions of the granted LOI/IOA/C.C by SRA and the terms and conditions contained in the said Development Agreement 26-09-2022.
- 3) Property Register Cards issued by the concerned City Survey Office mentions the name of the Government of Maharashtra as the owner/holder of the said Larger land which is inclusive of the said property. The Village 7/12 Extract mentions the name of Government of Maharashtra as the owner/holder of the said Larger land which inclusive of the said property. As per gazette order dated 17-11-1991 bearing reference no. PMG/1089/C.R./1106/Dept.-5 the said Large land has been handed over by the Government of Maharashtra to MHADA and inspite of the handover the property register card/s for the erstwhile CTS no.163A and new CTS no.163 A/2 of Village: Akurli, Taluka: Borivali, MSD continues to bear the name of Government of Maharashtra as the Owner of the said Larger land.
- 4) Search Report dated 13th September ,2024 for a period of 54 years from 1971 up to 2024 issued by the Searcher /Title Investigator Memon & Menon, Advocates & Notary, in respect of the said Larger land which is inclusive of the said property for the search taken at the Office/s of Sub Registrar of Assurances at Mumbai, Bandra ,Goregaon and Borivali which revealed a Lis Pentence registered in the year 2012 and several mortgage/s registered /Indexed at varying times from time to time and in this connection the

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Developer by their letter dated 15-09-2024 sent in response to my raised queries informed and recorded with me that the Lis Pendence is not pertaining to said property and the ongoing development work thereat and further represented no litigation/s pending or disposed off and mortgage created in respect of the said property or any part thereof. On perusal of the aforementioned documents, papers in accompaniment with other writings and papers etc. relating to the title of the said property (interim), I am of the opinion that the title of the State Government of Maharashtra as the Owner/Holder of the said Property and the title of my clients, M/s. Sidheswar Lifespaces Private Limited, as the Developer of the said property with exclusive right to allot, sell and transfer Developer's Sale areas premises i.e. flats/shop/s/ unit/s /parking space/s in the Composite Building/s and the Sale building/s at the said property with further entitlement to sell/transfer PTC to the Developer/s of other property/ies /Third Party/ies, to execute relevant Agreement/s /Document/s and to receive sale price and appropriate the same unto themselves subject to the fulfilment of the contractual terms and conditions as also development terms and conditions etc. and the provisions of Act/s/law/s, the Developer's title is clear, marketable and free from encumbrances and without any reasonable doubts and any encumbrance/s subject to information/s/disclosure/s mentioned hereinabove.

5) Owner/s of the said Property

Government of Maharashtra are the Owner/Holder of the said slum land admeasuring 4502.16 sq/ mtrs. and thereabouts which is comprised in said Larger land bearing erstwhile CTS No.163A admeasuring 610653.50 square meters and on larger land's subdivision in 2018, now bearing CTS No.163A/2 being the said Larger land admeasuring 598783.50 square meters lying and being at Village: Akurli, Taluka: Borivali, Mumbai Suburban District; together with various slum tenements structures standing (prior to its demolition) on the said

slum land situate at Wadarpada Road no.1.Hanuman Nagar, Kandivali (East),Mumbai-400 101.

- 6) The Report reflecting the Flow of Title of the State of Maharashtra as the Owner/Holder of the said property and entrusting of the development rights to the Developer by said Shree Ashtavinayak Grihnirman Sanstha (Niyojit), in pursuance of the SRA sanctioned Slum Rehabilitation Scheme under Regulation 33 (10) of the DCPR,2034, in the manner stated hereinabove is enclosed herewith as the 'Annexure'

Encl: Property Register Card/s

Search Report dated 13-09-2024.

Signed and verified on 04th day of October, 2024.

Yours Truly,



Mr. ANUPAM R. SHARMA
ADVOCATE HIGH COURT, MUMBAI
Flat No. 11, Bldg. No. 6, 2nd Floor
The Malad CHS. Ltd.,
Poddar Park, Poddar Road,
Malad (East), Mumbai-400 097

Mr. Anupam R. Sharma
[Advocate, High Court, Mumbai]

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FLOW OF THE TITLE OF THE SAID PROPERTY (ANNEXURE)

1. Property Register Card/s and Village 7/12 Extracts reflecting State of Maharashtra as the Owner/Holder of the said Larger land including land comprised in the said property.
2. Search Report dated 13-09-2024 of the Searcher/Title Investigator Menon & Menon ,Advocates & Notary ,for 54 years i.e. from 1970 up to 2024 taken from the Sub-Registrar Office/s at Mumbai, Bandra ,Goregaon and Borivali.
3. The Maharashtra Shashan Grihnirman and Vishash Sahhay Vibhag Shashan Nimay No. PMG. 1089/ C.R./1106/Karyashan-Pach Dated 20th November, 1999 declaring said Larger land as Slum Areas.
4. The Resolution dated 11th September,2022 passed by the members/ slumdweller in the Special General Body Meeting (SGBM) of Shree Ashtavinayak Grihnirman Sahakari Sanstha (Niyojit), SRA, at the said property, resolved to grant development rights in respect of the said property to the Developer.
5. The Composite Consent Affidavit dated 26th September,2022 executed and notarized by the members/slumdweller of the Shree Ashtavinayak Grihnirman Sahakari Sanstha (Niyojit),SRA, giving their irrevocable consent to undergo development of the said property by appointing the Developer for developing and undertaking slum rehabilitation scheme development project on/at the said property.
6. The Agreement dated 26th September,2022 executed between Shree Ashtavinayak Grihnirman Sanstha (Nijojit), SRA (said Ashtavinayak Society, SRA) represented by their office bearers ,committee members and members on one hand and the Developer on the other hand the said Ashtavinayak Society,

SRA, granted development rights in respect of the said property to the Developer and subsequent Supplemental Agreement dated 19-09-2024 made in respect of Agreement dated 26-09-2024 between them.

7. The executed and notarized Irrevocable Power of Attorney dated 26th September,2022 the said Ashtavinayak Society, SRA represented by their office bearers ,committee members and the members granted diverse powers and authorities to the Developer's named authorized Director inter alia to commence, implement ,undertake and complete the Slum Rehabilitation Scheme development project under the SRA sanctioned S.R. Scheme at/on the said property. Subsequent Power of Attorney dated 19-09-2024 executed by said Ashtavinayak Society in favor of the Developer's Directors.
8. Letter dated 03-11-2022 of Tehsildar-2 (Special Cell) ,SRA, addressed to Executive Engineer (R/South),SRA, giving no objection as envisaged under Circular no.144 (Annexure-IV) concerning ownership right in respect of the said property to undergo the submitted S.R. Scheme development project under Regulation 33 (10) of the DCPR,2034.
9. The Assistant Registrar Cooperative Societies (East and West Suburban),SRA, Mumbai letter dated 10-11-2022 communicating and recording no objection for acceptance of the Developer's submitted S.R. Scheme proposal with annexed documents.
- 10.The Executive Engineer-II, SRA letter dated 18-11-2022 addressed to the Developer recording the Acceptance of Proposal of S.R. Scheme made under Regulation 33 (10) of DCPR,2034 in respect of the said property.
- 11.The Money Receipt/s dated 18-11-2022 of SRA, evidencing the payment of LOI Scrutiny fees and Website charges to SRA, by the Developer.
- 12.The Competent Authority-6, SRA, Mumbai Letter dated 01-09-2023 addressed to Tehsildar-2 (Special Cell),SRA, Mumbai, concerning the Annexure II issuance on 01st September,2023 deciding and declaring the eligible slum tenements and remaining slum tenements' eligibility yet to be decided and declared.
- 13.The Deputy Collector (Special cell),SRA ,Mumbai letter dated 23-01-2024 addressed to Executive Engineer, Western Suburban, SRA, Mumbai setting out

- and enumerating the declared eligible and ineligible slum tenement/s of the slum dwellers occupants on/at the said property.
14. The Money Receipt dated 22-05-2024 of SRA ,for the payment received by SRA for the Land premium, from the Developer.
 15. The CEO, SRA on 24th May,2024 issued Letter of Intent (“LOI”) bearing no. R-S/STGGOVT/0047/20221117/LOI on terms and conditions set out therein.
 16. The Executive Engineer, R/S, SRA ,Mumbai on 19th June,2024 issued Intimation of Approval bearing No. R-S/STGGOVT/0047/20221117/C for the Composite Building on the said property on the terms and conditions set out therein.
 17. The diverse Agreement/s with members/slumdwellers of Shree Ashtavinayak Society, and the Developer has been executed and upon inter alia the dislocation rent paid to them the slum tenements had vacated and handed over the vacant slum tenements and the said property to the Developer for the development purpose and upon its demolition the development and construction work is ongoing on/at the said property.
 18. Commencement Certificate (“C.C”) dated 24th September,2024 bearing R-S/STGGOVT/0047/20221117/AP/C for construction of Composite building on/at the said property has been issued to the Developer for construction work up to Plinth level as per approved plan.
 19. The Development Plan remarks showing the setback line and the road widening line affecting the said property.
 20. Developer’s Letter dated 15-09-2024 addressed to me. 