

ROSHAN ALWA & ASSOCIATES

Advocates & Solicitors

FORMAT "A"
(Circular No. 28 / 2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot bearing CTS No. **110 & 146 (pt)** admeasuring **1415.97 in a layout plan of MHADA with 17535.90 sq. mtr** as per property cards at village **Dindoshi** Taluka **Borivali** District **Mumbai Suburban at Building No.1, Shivdham Complex, Opp Dindoshi Fire Station, Gen. A. K. Vaidya Marg, Dindoshi, Malad East PIN 400077.** (Hereinafter referred as the said property "Dindoshi Darshan Co-op. Hsg. Soc. Ltd." & the project known as **KABRA TIARA**).

I have investigated the title of the said property on the request of DINDOSHI DARSHAN CO-OP. HSG SOC. LTD. and KABRA & ASSOCIATES and following documents i.e.: -

- 1) Description of the said property – The present lessees of the above referred property are Dindoshi Darshan Co-operative Housing Society Limited and have today no other encumbrances of any form, except for the registered Development Agreement dated 23rd December 2021 and Power of Attorney dated 23rd December 2021 to be read with Supplemental Agreement dated 11th April 2023 with M/s KABRA & ASSOCIATES for the redevelopment of the said property.

In the circumstances, it is my considered opinion that Dindoshi Darshan CHSL has a good and clear title to the above referred property.

- 2) The documents of allotment of plot vide a registered Indenture of Lease dated 16th February 1996 registered with the sub-registrar of Assurances at Bandra bearing serial number 2389 of 1996 has been executed by and between MHADA as the lessor and the Society Dindoshi Darshan Co-Op. Hsg. Soc. Ltd. as a lessee for a period of 99 years with effect from 1st July 1996.
- 3) The Property card has been issued by the Mumbai City Survey's office dated **18/11/2021** by mutation entry no. **143, 191 & 176 dated 30/11/2013, 14/12/2015 & 07/07/2015.**
- 4) The Search report is for 30 years from **1994** till **2023.**

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 the said property is clear and marketable.

Lessees of the land

"DINDOSHI DARSHAN CO-OP. HSG. SOC. LTD".



ROSHAN ALWA & ASSOCIATES

Advocates & Solicitors

SR. NO.	C.T.S. NO.	AREA IN SQ. MTR.	SR. NO.	C.T.S. NO.	AREA IN SQ. MTR.
1	110	14194.30	2	146	3341.60
				TOTAL AREA	17535.90
15	Qualifying comments/remarks if any		"DINDOSHI DARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED"		
a)	Area of the Building: as per Lease Deed Dt. 26.07.95		:	1086.87 Sq. mtr.	
b)	Plot Area in Possession of Society		:	1176.76 Sq. mtr.	
c)	Amenity Plot Area as per Site measurements		:	239.19 Sq. mtr.	
d)	Amenity Plot Area as per Approved Layout Dt.05.07.2019		:	215.34 Sq. mtr.	
e)	Set-Back Area		:	48.46 Sq mtr.	
f)	Plot Area including Amenity Plot (B+C)		:	1415.97 Sq. mtr.	

3/- The report reflecting the flow of the title of the DINDOSHI DARSHAN CO-OP. HSG SOC. LTD. and KABRA & ASSOCIATES on the said land is enclosed herewith as annexure.

SR. NO.	NAME AS PER ENTRY IN PROPERTY CARD		Mutation Entry No.	Date
01)	MHADA to Dindoshi Darshan CHSL (Lease)	=	Bandra P.BDR-2/319/96	16.2.1996
02)	MHADA to Dindoshi Darshan CHSL (Conveyance)	=	Bandra P.BDR-2/321/96	16/02/1996
03)	KABRA & ASSOCIATES	=	Borivali - 4 17421/2021	23/12/2021
A]	Development Agreement	=	Borivali - 4 17423/2021	23/12/2021
B]	Power of Attorney	=	Borivali - 6 7218/2023	11/04/2023
C]	Supplemental Agreement	=		

Enclosure: Annexure.

- 1) Property Card
- 2) Search Report
- 3) MHADA Demarcation Plan dated 10th April 2023.

ADVOCATE ROSHAN ALWA & ASSOCIATES

Date: 21/11/2023



27/27, Hill Rock Society, Amboli, Andheri (W), Mumbai - 400 058
Email: alwaroshan@gmail.com | Tel. No. 9004419460

ROSHAN ALWA & ASSOCIATES

Advocates & Solicitors

FORMAT "A"

(Circular No. 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entries No. 143, 191 & 176 dated 30/11/2013, 14/12/2015 & 07/07/2015.
- 3) Search report for 30 years from 1994 to 2023 taken from Sub-Registrar' offices at **Mumbai, Bandra, Goregaon Kandivali & Borivali.**
- 4) Any other relevant title – **Demarcation Plan by MHADA**
- 5) Litigations if any – **None**

ADVOCATE ROSHAN ALWA & ASSOCIATES

Date: 21/11/2023



गाव/पेठ : दिंडोशी	तालुका/न.भू.का. : नगर भूमापन अधिकारी,मालाड			जिल्हा : मुंबई उपनगर	
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
११०			१४१९४.३०	शेती	०

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष:१९६६ शेती
पट्टेदार
इतर भार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षाकंन
०२/०९/१९७४	मा.न.भू.अ.क्र.५कडील आदेश क्र.दिंडोशी /७४दि.२/९/७४वसलेवार बुकात गुणाकार चुकल्यामुळे १४९७१.८चौ.मी.क्षेत्राऐवजी १४१९४.३चौ.मी.क्षेत्राची नोंद घेतली.			सही- ०३/०७/१९७५ न. भू. अ. क्र. ५ मुं. उ.
३०/११/२०१३	मा. जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील क्र. न.भू./नक्कल अर्ज/सत्ता प्रकार/२०१३ दिनांक ११/०७/२०१३ व क्र. न.भू./अंकी व अक्षरी नक्कल अर्ज/सत्ता प्रकार/२०१३ दिनांक २६/०७/२०१३ चे पत्रान्वये न.भू.क्र. ११० या मिळकत पत्रिकेवर सत्ता प्रकार शेती दाखल करणेबाबतची नोंद केली.			फेरफार क्र.१४३ प्रमाणे सही- ३०/११/२०१३ न.भू.अ.मालाड
१४/१२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य)पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५,पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.दिंडोशी/फे.क्र.१९१ दिनांक १४/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चौदा हजार एकशे चौ-याणव पूर्णांक तीन दशांश चौ.मी.दाखल केले.			फेरफार क्र.१९१ प्रमाणे सही- १४/१२/२०१५ न.भू.अ.मालाड

हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक ६/१८/२०२१ ११:४५:५९ AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ११/१८/२०२१ ४:५३:०५ PM
वैधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLRL/propertycard> या संकेत स्थळावर जाऊन २२०२१००००२२९१५६६ हा क्रमांक वापरावा.



गाव/पेठ : दिंडोशी		तालुका/न.भू.का. : नगर भूमापन अधिकारी,मालाड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१४६			३३४१.६०	शेती	०

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष: १९६६ शेती
पट्टेदार
इतर भार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षाकंन
०४/१२/१९९१	अर्ज व मा.विशेष भूसंपादन अधिकारी क्र.१ मुंबई यांचेकडील ताबेपावती व ७/१२ व मा.न.भू.अ.५यांचेकडील आदेश क्र.प.भू.६/दिंडोशी १४६,१४७/९१ दि.४/१२/९१अन्वये संपादित क्षेत्र २२२६.० चौ.मी.क्षेत्रास म.गृ.व.क्षे.वि.मंडळ यांचे नांव धारक सदरी दाखल केले.		H	सही- ०४/१२/१९९१ जि.नि.भू.अ. तथा न. भू. अ. क्र. ५ मुं. उप. जि. मुं
०७/०७/२०१५	मा. जमाबंदी अयुक्त आणि संचालक भूमी अभिलेख (म. राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू. १/मि.प./अक्षरी नोंद /२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू. दिंडोशी /फे. क्र. १७६ दिनांक ०७/०७/२०१५ अन्वये केवळ चौकेशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेदर नमूद अंकी क्षेत्र अक्षरी तीन हजार तीनशे एकेचाळीस पूर्णांक सहा दशांश चौ.मी दाखल केले.			फेरफार क्र. १७६ प्रमाणे सही- ०७/०७/२०१५ न.भू.अ. मालाड

<p>हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे</p> <p>हि मिळकत पत्रिका (दिनांक ८/२९/२०१८ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ११/१८/२०२१ ४:५१:३७ PM</p> <p>वैधता पडताळणी साठी http://aapleabhilekh.mahabhumi.gov.in/DSLRL/propertycard या संकेत स्थळावर जाऊन २२०२१००००१५०५२२६ हा क्रमांक वापरावा.</p>	
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CHALLAN
MTR Form Number-6



GRN	MH009972926202324E	BARCODE			Date	25/10/2023-05:38:10	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	Nilesh Vagal			
Location	MUMBAI							
Year	2023-2024 One Time			Flat/Block No.				
Account Head Details			Amount In Rs.	Premises/Building				
0030072201	SEARCH FEE		750.00	Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				CTS No. 110 and 146 at Village Dindoshi 1994 to 2023 - 30 Years				
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332023102510624	2835037542	
Cheque/DD No.				Bank Date	RBI Date	25/10/2023-05:39:41	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9821674863

NILESH VAGAL

Tilak Apt. 601/6, L.T. Road No.1, off M.G. Road, Goregaon (W), Mumbai-400104

Mobile No.: 9821674863

M/s Kabra & Associates

Re- Property at Village Dindoshi being
Sur. No.31 & 39, C.T.S. No. 110 & 146
Part, Admg, 1086.87 Sq. mts,
Dindoshi Darshan Co. Op. Hsg.
Society Ltd, Bldg. No. 1, Shivdham
Complex, Opp. Dindoshi Fire Station
Malad (East)

To

Dear Sir,

As per your Instructions, I have taken Online Search at Mumbai, Bandra
Goregaon, Borivali & Kandivli Sub . Reg. Offices from 1994 to 2023 and following
documents are found.

**At Mumbai, Bandra Goregaon, Borivali & Kandivli
Sub R. Offices**

1994Nil1995Nil

NB Vagal
27/10/2023

<u>Schedule</u>	<u>1996</u>	<u>Dt. 1.1.96</u>
Land & Construction at	<u>Lease Rs. 4783801/-</u>	<u>Rdt. 16.2.96</u>
Dindoshi S. No.39 pt, /	MHADA	
9,30/pt/1pt	To	<u>Bandra</u>
C.T.S. No. 146 ot & 110 pt	Dindoshi Darshan C.H.S. Ltd.	<u>P.BDR-2/</u>
Admg. 1086.87 Sq. mts		<u>319/96</u>
Index II in Torn	-----	
conditioned		

<u>Schedule</u>	<u>1996</u>	<u>Dt. 1.1.96</u>
Land at Dindoshi	<u>Conveyance Rs. 70,81620/-</u>	<u>Rdt. 16.2.96</u>
S.No. 39 pt/ 9, 30 pt / 1 pt	MHADA	
C.T.S. No. 146 pt & 110 pt	To	
Index II in Torn	Dindoshi Darshan C.H.S. Ltd.	<u>Bandra</u>
Conditioned		<u>P.BDR -</u>
	-----	<u>2/321/96</u>

1997 to 2001

Nil

2002 to 2010

Nil

2011 to 2020

Nil

<u>Schedule</u>	<u>2021</u>	<u>Dt. 23.12.21</u>
Land & Construction	<u>Dev. Agmt. Rs. 198866000/-</u>	<u>Rdt. 23.12.21</u>
At village Dindoshi	Dindhoshi Darshan C.H.S. Ltd.	
C.T.S. No.110 & 146 Part	And 40 Others	
Sur. No. 31 & 39	To	
Admg. 1086.87 Sq. mts.	M/s. Kabra & Associates	
Dindhoshi Darshan	Gautam kabra – Partner	
C.H.S.Ltd. Bldg. No.1,		
Shivdham Complex Opp.		
Dindoshi Fire Station		<u>Borivali 4</u>
Malad (East)		<u>17421 / 21</u>

<u>Schedule</u>	<u>2021</u>	<u>Dt. 23.12.21</u>
Land & Construction	<u>Power of Attorney</u>	<u>Rdt. 23.12.21</u>
At village Dindoshi	Dindoshi Darshan C.H.S. Ltd.	
C.T.S. No.110 & 146 Part	And 3 Society Committee Members	
Sur. No. 31 & 39	To	
Admg. 1086.87 Sq. mts.	M/s. Kabra & Associates	
Dindoshi Darshan	Gautam kabra – Partner	
C.H.S.Ltd. Bldg. No.1,		
Shivdham Complex Opp.		<u>Borivali 4</u>
Dindoshi Fire Station		<u>17423/21</u>
Malad (East)		

<u>Schedule</u>	<u>2021</u>	<u>Dt. 29.12.21</u>
Land at Village Dindoshi	<u>Declaration</u>	<u>Rdt. 29.12.21</u>
Being C.T.S. No. 146 Part	M/s. Kabra & Associates	
& 110 Part, Bldg No.1,	Shyam Sundar Kabra	
Dindoshi Darshan C.H.S.	Gautam Kabra	<u>Borivali 4</u>
Ltd.	By their C/a	<u>17909/21</u>
	Dilip Soni	

<u>Schedule</u>	<u>2022</u>	<u>Dt. 17.10.22</u>
Land at Village Dindoshi	<u>Declaration</u>	<u>Rdt. 19.10.22</u>
Being C.T.S. No. 146 Part	M/s. Kabra & Associates	
& 110 Part, Bldg No.1,	Shyam Sundar Kabra	
Dindoshi Darshan C.H.S.	Gautam Kabra	<u>Borivali 1</u>
Ltd.	By their C/a	<u>14428/22</u>
	Dilip Soni	

<u>Schedule</u>	<u>2023</u>	<u>Dt.20.10.23</u>
Land at Village Dindoshi	<u>Declaration</u>	<u>Rdt.20.10.23</u>
C.T.S. No. 110 (pt) & 146	M/s. Kabra & Associates	
pt , Dindoshi Darshan	Gautam Kabra - Partner	<u>Borivali 6</u>
C.H.S. Ltd.		<u>22282/23</u>
		<u>22283/23</u>

Schedule2023Dt. 11.4.23

Land & Construction at

Sup - Dev Agmt. Rs. 15486000/-Rdt 26.4.23

Village Dindoshi, CTS no.

Dindoshi Darshan CHS Ltd.

110 & 146 Part Area

& 40 Others

1392.12 Sq. mts.

To

Sup. Agmt. Of Dev. Agmt

M/s. Kabra & Associates

Dt. 23.12.21 ,BRL-

Gautam Kabra – Partner

4/17421 /21, Area 1086

.87 Sq. Mts. Tit Bit Area

89.91 Sq. mts. Aminety

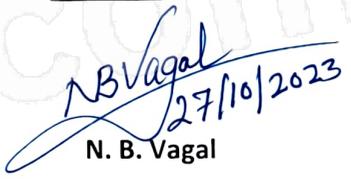
Plot Area 215.34 Sq. mt.,

Total Area 1392.12 Sq.

mt, S.No. 31& 39 Part.

Bldg.No.1, Dindoshi

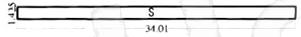
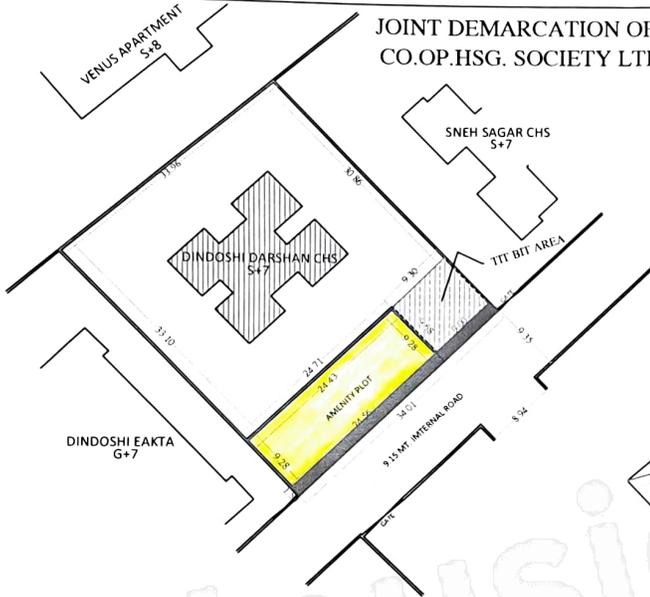
Darshan C.H.S. Ltd.

Borivali 67218 / 23
N. B. Vagal

JOINT DEMARCATION OF AMENITY PLOT ALONGWITH BLDG. NO. 1, DINDOSHI DARSHAN CO.OP.HSG. SOCIETY LTDC.T.S. NO. 110(PT) & 146 (PT) AT DINDOSHI, MALAD (E), MUMBAI.

DEMARCATION PLAN

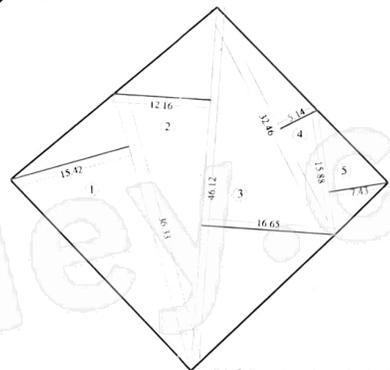
1	AREA OF BLDG. NO. 1 AS PER LEASE DEED DT. 26.07.95 =	1086.87 SQ.MT.
2	PLOT AREA IN POSSESSION OF SOCIETY =	1176.78 SQ.MT.
3	AMENITY PLOT AREA AS PER SITE MEASUREMENTS =	239.19 SQ.MT.
4	AMENITY PLOT AREA AS PER APPROVED LAYOUT DT. 05.07.2019 =	215.34 SQ.MT.
5	SETBACK AREA =	48.46 SQ.MT.
6	PLOT AREA INCLUDING AMENITY PLOT (2+3) =	1415.97 SQ.MT.



SETBACK AREA DIAGRAM
SCALE 1:500

SETBACK AREA CALCULATION

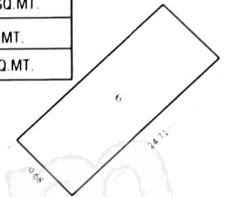
S	34.01	X	1.425	=	48.46 SQ.MT
					TOTAL AREA = 48.46 SQ.MT



PLOT AREA DIAGRAM
SCALE 1:500

TOTAL PLOT AREA CALCULATION

1	36.33	X	15.42	X	0.50	=	280.10 SQ.MT.
2	46.12	X	12.16	X	0.50	=	280.41 SQ.MT.
3	46.12	X	16.65	X	0.50	=	383.95 SQ.MT.
4	32.46	X	5.14	X	0.50	=	83.42 SQ.MT.
5	15.88	X	7.43	X	0.50	=	58.99 SQ.MT.
							A = 1086.87 SQ.MT.
							B = 89.91 SQ.MT.
							TOTAL PLOT AREA = 1176.78 SQ.MT.



AMENITY PLOT AREA DIAGRAM
SCALE 1:500

AMENITY PLOT AREA CALCULATION

6	24.71	X	9.68	=	239.19 SQ.MT
					TOTAL AREA = 239.19 SQ.MT



TIT-BIT AREA DIAGRAM
SCALE 1:500

B) TIT BIT AREA CALCULATION

1	13.34	X	6.83	X	0.50	=	45.56 SQ.MT
2	13.34	X	6.65	X	0.50	=	44.35 SQ.MT.
							TOTAL AREA = 89.91 SQ.MT.

*Please Read plan with letter NO 972/ST.TU
3478-W/1840 12023 78 90-07-2023*

M. C. Katalkar
ARCHITECT
MANDAR C. KATALKAR

SURVEYOR
G.D.

[Signature]
JUNIOR ENGINEER
GOREGAON DIV.

[Signature]
DEPUTY ENGINEER IV
GOREGAON DIV.
MH & AD BOARD

[Signature]
EXECUTIVE ENGINEER
GOREGAON DIV.
MH & AD BOARD