

# CECIL SAM PHILIP

ADVOCATE, HIGH COURT, BOMBAY

Flat No. 803, Pushkaraj Co-op Housing Society, Near Swapna Lok Towers, Pimpripada,  
Malad (East), Mumbai – 400 097.

Email Id : cecil.philip87@gmail.com

Mobile No. : 09930314783.

To,

**The Maharashtra Real Estate Regulatory Authority (MAHARERA)**

6<sup>th</sup> & 7<sup>th</sup> Floor, Housefin Bhavan, Plot No: C - 21, E - Block,

Bandra Kurla Complex, Bandra (E), Mumbai 400051

## LEGAL TITLE REPORT

**Sub:** Title clearance report with respect to all that piece and parcel of Lands admeasuring 8314.48 sq. mtrs. or thereabout bearing CTS Nos.139(part), 139/1 to 139/238, 139/239(pt), 139/243 to 244, 139/251 to 275 & 139/303, 139/304(pt), 139/305(pt), 139/306, 139/307(pt) & 139/308(pt), 139(376) to 139(379), 139(390), 139(655) to 139(657), 140(part), 140/1 to 140/3, 140/4(part), 140/5(part), 140/13, 140/14, 140/15(part), 140/16(part), 140/17(part), 140/18 to 140/26, 140/27(part), 140/28(part), 140/29(part), 140/30, 140/31(part), 140/32, 140/43 to 140/60, 140/61(part), 140/62(part), 140/63, 140/64(part) of Village Majas, Taluka Andheri, District Mumbai Suburban situate at Jogeshwari (East), Mumbai – 400 060 (hereinafter referred to as “the said Lands”).

1. I have investigated the title of Municipal Corporation of Greater Mumbai (hereinafter referred to as “the MCGM”) in respect to the said Lands and entitlement of my Client **M/s. Srushti Raj Developers LLP** (formerly known as Srushti Raj Enterprises LLP) (the “said Developer”), a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, holding LLP identification no. AAB-5612 and having its registered office at 401-402, 4<sup>th</sup> floor, Viraj Towers, Western Express Highway, Near WEH Metro Station, Andheri (East) Mumbai – 400 093 and the following documents i.e.

**1) Description of the said Lands:**

All that piece and parcel of Lands admeasuring 8314.48 sq. mtrs. or thereabout bearing CTS Nos.139(part), 139/1 to 139/238, 139/239(pt), 139/243 to 244, 139/251 to 275 & 139/303, 139/304(pt), 139/305(pt), 139/306, 139/307(pt) & 139/308(pt), 139(376) to 139(379), 139(390), 139(655) to 139(657), 140(part), 140/1 to 140/3, 140/4(part), 140/5(part), 140/13, 140/14, 140/15(part), 140/16(part), 140/17(part), 140/18 to 140/26, 140/27(part), 140/28(part), 140/29(part), 140/30,

140/31(part), 140/32, 140/43 to 140/60, 140/61(part), 140/62(part), 140/63, 140/64(part) of Village Majas, Taluka Andheri, District Mumbai Suburban situate at Jogeshwari (East), Mumbai – 400 060.

**2) The Documents of Allotment of said Lands:**

- a) Letter of Intent (called LOI) bearing No. SRA/ENG/2068/KE/ML/LOI dated 13<sup>th</sup> December, 2019 issued by Slum Rehabilitation Authority under the provisions of D.C. Regulation 33 (10) read with Appendix IV of the D.C. Regulation for the development of the said Lands in the name of my Client **M/s. Srushti Raj Developers LLP** (formerly known as Srushti Raj Enterprises LLP).
- b) Revised LOI bearing No. SRA/ENG/2068/KE/ML/LOI dated 16<sup>th</sup> January, 2020 issued by Slum Rehabilitation Authority in the name of my Client **M/s. Srushti Raj Developers LLP** (formerly known as Srushti Raj Enterprises LLP).
- c) Further revised LOI bearing No. SRA/ENG/2068/KE/ML/LOI dated 5<sup>th</sup> July, 2022 issued by Slum Rehabilitation Authority in the name of my Client **M/s. Srushti Raj Developers LLP** (formerly known as Srushti Raj Enterprises LLP).
- d) Intimation of Approval (IOA) all dated 6<sup>th</sup> July, 2022 bearing nos. (1) K-E/MCGM/0035/20081021/1P/R1 for Building no. 1 (Rehab), (2) K-E/MCGM/0035/20081021/AP/S2 for Building no. 2 (Sale), (3) K-E/MCGM/0035/20081021/AP/S3 for Building no. 3(Sale) issued by the SRA sanctioning the plans for putting up construction of multistoried Buildings on the said Lands.
- e) Commencement Certificate (CC) bearing No. K.E/MCGM/0035/20081021/AP/S2 dated 6<sup>th</sup> July, 2022 issued by Slum Rehabilitation Authority in the name of my Client **M/s. Srushti Raj Developers LLP** (formerly known as Srushti Raj Enterprises LLP).

**3) Property Register Cards:**

On perusal of Property Register Cards issued by the City Survey Office the name Municipal Corporation of Greater Mumbai is the holder in respect of the said Lands.

- 4) Search report have been taken with the offices of the Sub-Registrar of Assurances at Mumbai City, Bandra and Andheri Taluka for a period of 38 (Thirty-Eight) years from 1985 to 2022.
2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Lands which is a Censused Slum, I am of the opinion that the title of Municipal Corporation of Greater Mumbai is clear and marketable. The said Developer is entitled to develop the said Lands, as per the terms and conditions of the revised Letter of Intent dated 5<sup>th</sup> July, 2022, Intimation of Approval dated 6<sup>th</sup> July, 2022 and Commencement Certificate (CC) bearing No. K.E/MCGM/0035/20081021/AP/S2 dated 6<sup>th</sup> July, 2022 issued by the Slum Rehabilitation Authority.

**Owners of the Lands:** Municipal Corporation of Greater Mumbai is the Owner.

Sr. nos.	CTS Nos.	Owners record as per Property Register Card
1.	139(pt)	Municipal Corporation of Greater Mumbai
2.	139/1 to 139/238	Municipal Corporation of Greater Mumbai
3.	139/239(pt)	Municipal Corporation of Greater Mumbai
4.	139/243 to 244	Municipal Corporation of Greater Mumbai
5.	139/251 to 275	Municipal Corporation of Greater Mumbai
6.	139/303	Municipal Corporation of Greater Mumbai
7.	139/304(pt)	Municipal Corporation of Greater Mumbai
8.	139/305(pt)	Municipal Corporation of Greater Mumbai
9.	139/306	Municipal Corporation of Greater Mumbai
10.	139/307(pt)	Municipal Corporation of Greater Mumbai
11.	139/308(pt)	Municipal Corporation of Greater Mumbai
12.	139(376) to 139(379)	Municipal Corporation of Greater Mumbai
13.	139(390)	Municipal Corporation of Greater Mumbai
14.	139(655) to 139(657)	Municipal Corporation of Greater Mumbai
15.	140(pt)	Municipal Corporation of Greater Mumbai
16.	140/1 to 140/3	Municipal Corporation of Greater Mumbai
17.	140/4(pt)	Municipal Corporation of Greater Mumbai
18.	140/5(pt)	Municipal Corporation of Greater Mumbai
19.	140/13 to 140/14	Municipal Corporation of Greater Mumbai
20.	140/15(pt)	Municipal Corporation of Greater Mumbai
21.	140/16(pt)	Municipal Corporation of Greater Mumbai
22.	140/17(pt)	Municipal Corporation of Greater Mumbai

23.	140/18 to 140/26	Municipal Corporation of Greater Mumbai
24.	140/27(pt)	Municipal Corporation of Greater Mumbai
25.	140/28(pt)	Municipal Corporation of Greater Mumbai
26.	140/29(pt)	Municipal Corporation of Greater Mumbai
27.	140/30	Municipal Corporation of Greater Mumbai
28.	140/31(pt)	Municipal Corporation of Greater Mumbai
29.	140/32,	Municipal Corporation of Greater Mumbai
30.	140/43 to 140/60	Municipal Corporation of Greater Mumbai
31.	140/61(pt)	Municipal Corporation of Greater Mumbai
32.	140/62(pt)	Municipal Corporation of Greater Mumbai
33.	140/63	Municipal Corporation of Greater Mumbai
34.	140/64(pt)	Municipal Corporation of Greater Mumbai

**Developers of the Lands:** M/s. Srushti Raj Developers LLP (formerly known as Srushti Raj Enterprises LLP) in consonance with revised Letter of Intent dated 5<sup>th</sup> July, 2022 and Intimation of Approval dated 6<sup>th</sup> July, 2022 issued by Slum Rehabilitation Authority.

3. The report reflecting the flow of the entitlement of the owner and the said Developer to redevelop the said Lands is enclosed herewith and marked as **Annexure 'A'**.

Yours faithfully



**Cecil Sam Philip**

Advocate, High Court



Date: 05<sup>th</sup> August, 2022

Encl: Annexure A

# CECIL SAM PHILIP

ADVOCATE, HIGH COURT, BOMBAY

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## FORMAT- A

(Circular No:- 28/2021)

### FLOW OF THE TITLE OF THE SAID LANDS

**Re:** ALL THAT piece and parcel of Lands admeasuring 8314.48 sq. mtrs. or thereabout bearing CTS Nos.139(part), 139/1 to 139/238, 139/239(pt), 139/243 to 244, 139/251 to 275 & 139/303, 139/304(pt), 139/305(pt), 139/306, 139/307(pt) & 139/308(pt), 139(376) to 139(379), 139(390), 139(655) to 139(657), 140(part), 140/1 to 140/3, 140/4(part), 140/5(part), 140/13, 140/14, 140/15(part), 140/16(part), 140/17(part), 140/18 to 140/26, 140/27(part), 140/28(part), 140/29(part), 140/30, 140/31(part), 140/32, 140/43 to 140/60, 140/61(part), 140/62(part), 140/63, 140/64(part) of Village Majas, Taluka Andheri, District Mumbai Suburban situate at Jogeshwari (East), Mumbai - 400 060 (hereinafter referred to as "the said Lands").

#### Sr. Nos.

- 1) **Property Register Card as on date of Application for Registration** – The same has been elaborated in detail in the Legal Title Report.
- 2) **Mutation Entries recording Ownership** – Not applicable.
- 3) The Search Reports for 38 years from the period 1985 – 2022 taken with the offices of the Sub-Registrar of Assurances at Mumbai City, Bandra and Andheri Taluka.
- 4) **Any other relevant title**  
The Details of the Documents evidencing the **Title and Ownership Entitlement** of Municipal Corporation of Greater Mumbai and development rights of the said Developer in respect of the said Lands are hereunder mentioned below: -
  - a. The Property Register Card with respect to the said Lands stands in the name of Municipal Corporation of Greater Mumbai.
  - b. Letter of Intent (called LOI) bearing No. SRA/ENG/2068/KE/ML/LOI dated

13<sup>th</sup> December, 2019 issued by Slum Rehabilitation Authority under the provisions of D.C. Regulation 33 (10) read with Appendix IV of the D.C. Regulation for the development of the said Lands which is a Census Slum in the name of my Client **M/s. Srushti Raj Developers LLP** (formerly known as Srushti Raj Enterprises LLP).

- c. Revised LOI bearing No. SRA/ENG/2068/KE/ML/LOI dated 16<sup>th</sup> January, 2020 issued by Slum Rehabilitation Authority in the name of my Client **M/s. Srushti Raj Developers LLP** (formerly known as Srushti Raj Enterprises LLP).
- d. Further revised LOI bearing No. SRA/ENG/2068/KE/ML/LOI dated 5<sup>th</sup> July, 2022 issued by Slum Rehabilitation Authority in the name of my Client **M/s. Srushti Raj Developers LLP** (formerly known as Srushti Raj Enterprises LLP).
- e. Intimation of Approval all dated 6<sup>th</sup> July, 2022 bearing nos. (1) K-E/MCGM/0035/20081021/1P/R1 for Building no. 1 (Rehab), (2) K-E/MCGM/0035/20081021/AP/S2 for Building no. 2 (Sale), (3) K-E/MCGM/0035/20081021/AP/S3 for Building no. 3(Sale) issued by the SRA sanctioning the plans for construction of multistoried buildings on the said Lands.
- f. Commencement Certificate (CC) bearing No. K.E/MCGM/0035/20081021/AP/S2 dated 6<sup>th</sup> July, 2022 issued by Slum Rehabilitation Authority in the name of my Client **M/s. Srushti Raj Developers LLP** (formerly known as Srushti Raj Enterprises LLP).
- g. The said Developer shall be entitled to develop the said Lands in compliance with the terms and conditions of LOI.

5) **Litigation if any:** There is no litigation in respect of the Slum Rehabilitation Scheme as informed by the said Developer.

Dated this 05<sup>th</sup> day of August, 2022



**Cecil Sam Philip**  
Advocate, High Court

