

Kamal S. Chaudhary

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

Dated : 18/11/2025

LEGAL TITLE REPORT

To,
Maharashtra Real Estate Regulatory Authority
6th/7th Floor, House fin Bhavan,
Plot No. C-21, E- Block,
Bandra Kurla Complex, Bandra (E),
Mumbai 400 051.

Subject: ALL THAT Piece and parcel of Contiguous land bearing Survey no 20 hissa no 4 and CTS No 112,112/1-112/7, Village Bandivali in the registration Sub District of Bandra Taluka Andheri, Admeasuring Approximately 6446.79 equivalent to 5390.30 sq mtrs within the District Registration of Mumbai and Mumbai Suburban.

Under the instructions of my Clients M/S. STAR RAISES, a Partnership Firm Formed under the provisions of the Indian Partnership Act, 1932, having its office at office No.34, 2nd Floor, Sayba Palace, New mill road, Kurla West, Mumbai 400024, to investigate the title of the Developer M/s. STAR RAISES in relation to the above referred property, I have investigated the title of the said property and my findings, arrived at in the following manner, are given below:

- A. I have perused the photocopies of the following documents which have been provided to me by my client with respect of the above property, the title whereof is furnished below:
 - a. Deed of Conveyance dated 1st September 2008, executed between Jogani Enterprises on one part and Firdous Park Co-operative Housing Society Limited as the second Part, duly

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registered with the Sub-Registrar of Assurance under Ref no. BDR-9-09342-2008.

- b. Memorandum of Understanding dated 10th August 2008 (Unregistered Document)
- c. Development Agreement Dated 24th March 2008 (Unregistered Document)
- d. Deed of Conformation dated 11th January 2008 duly registered with the Sub-Registrar of Assurance under Ref no. BDR-9-10203-2008
- e. Deed of Confirmation dated 19th January 2009 duly registered with the Sub-Registrar of Assurance under Ref no. BDR-9-00575-2009
- f. All Orders Passed in Suit No. 1037 of 2011 and Orders passed in various Applications filed in the said Suit.
- g. Development Agreement dated 02nd June 2011, executed between Firdous Park Co-operative Housing Society Limited As first part and Patel Realty Limited as the second Part, duly registered with the Sub-Registrar of Assurance under Ref no. BDR-1- 06441-2011.
- h. Minutes of the Extra Ordinary General Meeting held on 07/01/2024
- i. Development Agreement dated 23rd March 2024, executed between Firdous Park Co-operative Housing Society Limited As first part and M/s. Star Rises as the second Part and Patel Realty Limited as confirming Party, duly registered with the Sub-Registrar of Assurance under Ref no. BDR-17- 5260-2024.
- j. Power of Attorney dated 23rd March 2024, executed between Firdous Park Co-operative Housing Society Limited As first part and M/s. Star Rises as the second Part, duly registered with the Sub-Registrar of Assurance under Ref no. BDR-17- 5261-2024.

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k. Search Report for 30 years from 1st April 1996 till 1st April 2025.

B. 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 Developer to develop the Land is clear, marketable and without any encumbrances with the power to sell saleable area save and expect the existing members rights secured under the Development Agreement and Permanent Alternate Accommodation Agreements on the terms and conditions mentioned in the said registered Development Agreement, Power of Attorney, Permanent Alternate Accommodation Agreements and hence, the said M/s. Star Raises is having right to Develop the said Property with all other powers mentioned in the above said Documents in their favor.

Owners of the Land:

Firdous Park Co-operative Housing Society Limited

Developer of the Land and the building(s) thereon by and under

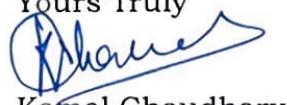
Development Agreement:

M/s. STAR RAISES

3. The report reflecting the flow of the title of the Developer on the said Land is enclosed herewith as Annexure.

Encl: Annexure.

Yours Truly



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ANNEXURE

TITLE CERTIFICATE

Re: ALL THAT Piece and parcel of Contiguous land bearing Survey no 20 hissa no 4 and CTS No 112,112/1-112/7, Village Bandivali in the registration Sub District of Bandra Taluka Andheri, Admeasuring Approximately 6446.79 equivalent to 5390.30 sq mtrs within the District Registration of Mumbai and Mumbai Suburban.

A. Title Chain:

- A. Jogani Enterprises a Partnership firm incorporated under the provisions of Indian Partnerships Act, 1932 was absolutely owned, seized and possessed of or otherwise well and sufficiently entitled to large tract of land lying bearing Survey No. 20, Hissa No. 4 and C.T.S. No. 112,112/1-112/7, village Bandivali in the registration Sub district of Bandra, Taluka Andheri more particularly situated at S.V. Road, Jogeshwari West, Mumbai 400 102, ("the said Land").
- B. M/s. Jogani Enterprises sought necessary approvals from the Planning Authorities in the year 1990 demolished the erstwhile structures and thereafter constructed buildings thereto by the name of Firdaus Park on the said Land comprising of 5 (Five) wings being Wing A, B, C, D and E (Wing A containing ground plus 5 upper storeys, Wings B containing ground plus 4 upper storeys, Wing C and D contain ground plus 6 upper storeys and Wing E containing ground plus 4 upper storeys) containing in the aggregate on 90 self-contained flats and 48 shops i.e. total of 138 units (herein after referred to as "the Old Building").

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C. M/s. Jogani Enterprises sold the said units of the Old Building to individual unit purchasers vide individual Agreements for Sale and Deed of confirmation respectively and consequently the said occupants of 138 tenements in Firdaus Park formed themselves into a Co-operative housing Society viz. 'Firdous Park Co-operative Housing Society Limited' (hereinafter referred to as "**the Society**") and registered the same under the Maharashtra Co-operative Societies Act, 1960 with the Registrar of Co-operative Societies under vide Registration No. BOM/WK/W/HSG/TC/9592/96-96 dated 01st February, 1997.

D. By a Deed of conveyance dated 01st September, 2008 executed by and between M/s. Jogani Enterprises as Vendor and the Society as Purchaser and registered with the Office of Sub-Registrar of Assurances, Andheri No. 3, Bandra bearing BDR-9/09342/2008, the Vendor therein (i.e. Jogani Enterprises) conveyed, granted and assured rights, title and interest in respect of Land and the old Building thereto unto the said Society by way of conveyance of the Land and the old Building thereto on the terms and conditions more particularly set out therein. Pursuant to the execution and registration of the Deed of Conveyance the name of the Society was updated in the Property Card and other revenue records in respect of the said Property as the sole and absolute owner thereof.

E. The Society was desirous of re-developing the old building as per the provisions applicable at that time accordingly the Society floated a tender for redevelopment and in pursuance thereof, the Society appointed one M/s. Mana Constructions as the Developer of the property. The Society had executed certain documents with M/s Mana Constructions including *inter alia* a Memorandum of Understanding (MoU) dated 10th March, 2008 and a Development Agreement dated 24th March, 2008 and subsequently registered both documents by way of Deed of Confirmation and Declaration

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dated 11th November, 2008 and 19th January, 2009 respectively with the said MoU annexed thereto registered with the Sub Registrar of Assurance Andheri no. III at Bandra under numbers BDR – 9 – 10203 – 2008 and BDR 9 – 00575 – 2009 respectively. The Society thereafter terminated the MOU, the Deed of Confirmation and Declaration and consequently terminated the appointment of M/s. Mana Constructions.

F. However, the M/s. Mana Constructions failed to carry out the redevelopment as per agreed terms and certain disputes arose between the Society and M/s. Mana Constructions. M/s. Mana Constructions preferred a Suit No. 1037 of 2011 before the Hon'ble High Court of Judicature at Bombay seeking reliefs, against the Society pertaining to specific performance of the old redevelopment documents. M/s. Mana Constructions has also taken out a Notice of Motion no. 1438 of 2011 in the said Suit wherein various interim reliefs during the pendency of the said suit have been prayed for including *inter alia* that the said Society be restrained from dealing with and / or disposing off and/or creating any third party rights in respect of the said property / and/or permitting any third party from carrying on the work of redevelopment of the said property. The Notice of Motion was dismissed by an Order dated 06th November, 2012 and no injunction was granted.

G. Since the old Building was in a dilapidated condition, the said Society was desirous of re-developing the old Building. Pursuant thereto the Society vide it's Resolution passed in the Special General Body meeting had appointed M/s. Patel Realty India Limited/ Patel Engineering Limited as Developer to redevelop the property. The Society and the Patel Realty India Limited/ Patel Engineering Limited entered into a Development Agreement dated 02nd June, 2011, registered with the sub-registrar of Assurances at Andheri- 1 bearing Sr. No. BDR-1/06441/2011, wherein, the Society had

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appointed the said M/s Patel Realty India Limited/ Patel Engineering Limited as the developer the said Society granted development rights unto the Developer therein in respect of the said land and the old building situated thereon by demolishing the same and thereafter constructing a new building thereon in consideration inter alia of providing unto the then existing members of the said Society the Permanent Alternate Accommodations as more particularly described therein and/or on the further terms and conditions set out thereto. The Society additionally executed an Irrevocable Power of attorney in favour of Patel Realty India Limited/ Patel Engineering Limited and registered the same with the Office of the Sub-Registrar of Assurances Andheri-1, under No. BDR-1/06442/2011 on 2nd June, 2011.

- H. In the Extra Ordinary General Body Meeting/s of the society held on 07th January, 2024 the members of the society have resolved to grant right to Developer to develop the said property by availing the full development potential of the said property and subject to due compliance of Developer's various obligations set out thereto, to market and sell the additional premises i.e. (after provision of 90 residential flats to the existing members of the society and 48 shops to existing members of the society and 90 car parking spaces to the 90 members of the Society holding residential flats in the old building), to be constructed as per the plans, sanctions, approvals etc. that may be sanctioned by the authorities in respect thereof.
- I. Accordingly, the Promoter was unanimously appointed as Developer for redevelopment of the said Property by the Society vide a Letter dated 08th January, 2024.
- J. The Developer therein and Promoter herein has agreed and accepted the redevelopment rights of the said Property entitling the Developer to further develop the Free sale component and thereby sell the Developers Component/Developer's Premises (being the Developers Sale Apartments and Developers Parking Spaces).

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K. By and under the Development Agreement dated 23rd March, 2024 executed by and between Firdous Park Co-operative Housing Society Limited of the First Part, Patel Engineering Limited of the Second Part as Confirming party thereto and M/s. Star Raises, the Promoter herein of the Third Part thereto and duly registered with the Office of the Sub-Registrar of Assurances, Andheri-6, under No. BDR17-5260-2024 on 23rd March, 2024 (hereinafter referred to as "**the Development Agreement**"), the Society granted, conferred and irrevocably appointed the Promoter herein, as the Developer for the redevelopment of the said Property. The Development Agreement registered with the Office of the Sub-Registrar of Assurances Andheri-1, under No. BDR-1/06441/2011 on 2nd June, 2011 and Power of Attorney dated 2nd June, 2011 executed by FIRDOUS PARK CO OPERATIVE HOUSING SOCIETY LIMITED in favour of erstwhile PATEL REALTY INDIA LIMITED shall stand and has been cancelled, terminated and determined.

L. In terms of the said Development Agreement, the Society has also executed the Power of Attorney dated 23rd March, 2024 duly registered with the Office of the Sub-Registrar of Assurances, Andheri-6 under No. BDR17-5261-2024 on 23rd March, 2024 (hereinafter referred to as "**the said Power of Attorney**") in favour of the Promoter herein to effectuate the completion of the redevelopment work of the said Property.

M. The Promoters are entitled and enjoined upon to construct building(s) on the said Land in accordance with the recitals hereinabove.

N. The Society being the owner of the Project Land, has granted the development rights to enter upon the said Land in favour of the Promoter for undertaking various acts, deeds, obligations, things as per the terms and conditions set out under the Development Agreement.

O. Search Report for 30 years from 1996 till 2025.

B. Searches:

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For this Title Certificate, I have relied upon the diverse search reports submitted by Shri. Prabhodan kadam pursuant to the searches conducted by him in the offices of the concerned sub-Registrar of Assurance for the period from 1996 to 2025. In the due course of the search being conducted no negative report has been noticed.

C. It may be noted:

- a. I have not visited/ inspected the said property or any part thereof.
- b. In no circumstances, shall the cumulative liability, if any, in connection to the preparation or issue of this Title Certificate, exceed the professional fees paid by the company to me in that behalf.

D. Declaration:

By the Deceleration by the Authorized representative of the Company, the company has declares as under:

- a. There is no winding up petition or insolvency petition pending against the Developer.
- b. No notice of attachment in respect of the said property or part thereof has been served upon the company.

E. Conclusion:

In my opinion, by virtue of the aforesaid facts and legal documents produced before me as mentioned here above, the title of said plot of land is in the name of Firdous Park Co Operative Housing Society Limited is absolute, clear and marketable and free from all encumbrance in respect of the above referred property and the Developer M/s. STAR RAISES is entitled to develop the above referred property with the power to demolish the

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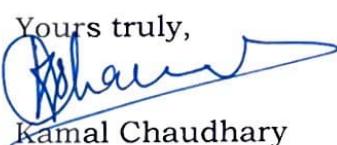
existing building, redevelop a new building provide permanent alternate accommodation to the members of the Society and sell, transfer, assign or create rights over the saleable area i.e. the Developer's Premises and Car Parking space(s) in the open market, save and expect the existing members premises secured under the Development Agreement and Individual Agreements. Furthermore, the Developer has the Power to do all other acts, deeds and things on the terms and conditions mentioned in the said registered Development Agreement, individual Agreement and the Power of Attorney and hence, the said M/s. STAR RAISES is having rights to Develop the said Property with all other powers mentioned in the above said Documents in their favour and has an absolute, clear, marketable and free from all encumbrances and has full rights, title and interest to sell the Developer's saleable component/Developer's premises and Developer's car parking spaces in open market. There are no litigations pertaining to the property. Litigation is Nil.

SCHEDULE OF THE PROPERTY

ALL THAT Piece and parcel of Contiguous land bearing Survey no 20 hissa no 4 and CTS No 112,112/1-112/7, Village Bandivali in the registration Sub District of Bandra Taluka Andheri, Admeasuring Approximately 6446.79 equivalent to 5390.30 sq mtrs and bounded as follows:

On or towards North	:	By plot bearing CTS No 110B
On or towards South	:	By plot bearing CTS No 99A
On or towards East	:	By Swami Vivekanand Road
On or towards West	:	By plot bearing CTS No 99B

Dated this 18th day of November 2025

Yours truly,

Kamal Chaudhary

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