

Monesh R. Sharma

B.Com. LLB.

ADVOCATE, HIGH COURT MUMBAI

H.C.O.S. Reg. No. 7129

OFFICE : Flat No. 4, 1st Floor, Moti Baug, Rani Sati Marg, Malad (East), Mumbai - 400 097.

CORRESPONDENCE ADD.: 102/A, Ginni Apartments, Rani Sati Marg, Malad (East), Mumbai - 400 097.

FORMAT – A
(Circular No.: -28/2021)

To,

The Maharashtra Real Estate Regulatory Authority (MahaRERA)

Housing Bhavan, Plot No.C-21, E-Block, Bandra Kurla Complex,

Bandra (E), Mumbai-400051.

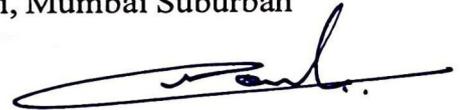
LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Property bearing C.T.S No.1/140, situated at 2nd Cross Road Lane, Shree Swami Samartha Nagar, Andheri (West), Mumbai-400 053, Mumbai Suburban District (;hereinafter referred as ‘the said Plot) along with Ground plus Four Upper Floors & consisting of 05 wings having 100 Residential Flat/s then standing thereon (prior to demolition for contemplated re-development) known as “Gurudarshan Shree Swami Samartha Prasanna Unit No. 02 CHS”, situated at 2nd Cross Road Lane, Shree Swami Samartha Nagar, Andheri (West), Mumbai-400 053, assessed by B.M.C. (said Building) (the said land and the said Building together referred as “**The said Property**”).

I have investigated the Title of the said Plot on the request of MESSERS D.G.S LAND DEVELOPERS (INDIA) PRIVATE LIMITED (Appointed Developers) represented by its Authorized Director Mr. Rohan Brahmdev Shukla & following documents/informations i.e.

1) Description of the Property:

All that Piece & Parcel of Land admeasuring 3311 Square Meters or thereabouts, bearing CTS No.1/140, of Village:Oshiwara, Taluka:Andheri, Mumbai Suburban



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District, situated at 2nd Cross Road Lane, Shree Swami Samartha Nagar, Andheri (West), Mumbai-400 053, along with the 04 Storied Building then standing thereon, having 100 Residential Flat/s located therein (prior to demolition for contemplated Re-development) known as “Gurudarshan Shree Swami Samartha Prasanna Unit No.02 CHS” at 2nd Cross Road Lane, Shree Swami Samartha Nagar, Andheri (West), Mumbai-400 053, in the Mumbai Suburban and within the Registration District & Sub-District of Mumbai City and Mumbai Suburban.

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

(i) That vide a Deed of Unilateral Conveyance (Deemed Conveyance) dated: 05th April, 2018 (Registered vide Serial No. BDR-17/3912 of 2018), was executed by the District Deputy Registrar, Co-operative Societies-3, Mumbai & the Competent Authority, as per the Powers conferred upon him under Section 5-A of the MOFA on account of the then defaulting Original Owners in title, Mr. Mahajan as the Chief Promoter therein, the Promoters therein as the Developer /Builder as defined therein & the Society as the Purchasers as defined therein, for the land together with the Building standing thereon on the land was duly conveyed, assigned transferred in favour of the Society the said property mentioned therein admeasuring 3311 square meter/s or thereabouts & accordingly the said Society namely Messers Gurudarshan Shree Swami Samartha Prasanna Unit No. 2 Co-operative Housing Society Limited (;hereinafter for the sake of brevity referred to as ‘the said Society’) then became well seized & possessed off the said property on Ownership basis, as mentioned therein(;hereinafter for the sake of brevity referred to as “The said Property”).



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ii) That by a Registered Development Agreement dated:08-11-2023 (Registered vide No.BDR-17/15264/2023, in the Office of Sub-Registrar of Assurances-Mumbai-6, M.S.D.), the said Society/Owners therein on the One hand, the said Developers therein as well as herein as the 'Developers' on the Other Hand and the said Existing Society Members, as the 'Existing Members', on the Other Hand, duly executed & registered by and between them, wherein the said Society with the consent & confirmation of the said Society Members therein, granted & assigned the Re-development rights pertaining to the said Plot (said property), to, unto and in favour of the said 'Developers' therein (the said Developers herein), upon the terms & conditions as mentioned therein.

iii) That by virtue of the Registered Special Power of Attorney dated:08-11-2023, (Registered vide No. BDR-17/15265/2023, in the Office of Sub-Registrar of Assurances-Mumbai-6, M.S.D), wherein the said Society granted to & unto the said Authorized Director of the said Developers therein, various powers and authorities, to facilitate the contemplated Re-Development of the said Property, as more particularly mentioned therein. That the said Special Power of Attorney is valid & subsisting & will co-exist concurrently with the aforesaid Re-development rights granted under the aforesaid Registered Development Agreement dated:08th November, 2023, as stated therein.

3) Property Register Card/s, issued by City Survey Dept.;Mutation Entry/ies dated:15-02-2021, mentions the name of the said Society/Owners Messers Gurudarshan Shree Swami Samartha Prasanna Unit No.02 CHS, as the Holders thereon.



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- 4) Search Report dated:14-10-2023 and 13-01-2025 respectively of 44 years from 1981 till 2025.

On the perusal the abovementioned documents and all relevant documents/papers /writings relating to the Title of the said Property, I am of the opinion that the ownership title of **Gurudarshan Shree Swami Samartha Prasanna Unit No.02 CHS**, a Registered Co-operative Housing Society Limited, under the provisions Maharashtra Co-operative Housing Societies Act, 1960, as the Owner of the said Property and the Title of the M/s. D.G.S Land Developers (India) Private Limited as the Appointed Developers of the said Property, is free, clear, marketable and free from any encumbrance without any encumbrance/reasonable doubt subject to the disclosures mentioned herein.

- 5) Owners of the said Property

Messers **Gurudarshan Shree Swami Samartha Prasanna Unit No.02 CHS**, a Registered Co-operative Housing Society Limited under MCS Act, 1960, is the Present Lawful Owner of the Society's Plot of Land viz:All that Piece or Parcel of Plot of Land, admeasuring 3311 Square Meters or thereabouts,bearing C.T.S. No.1/140, of Village:Oshiwara, Taluka:Andheri, Mumbai Suburban District, together with the old Building, comprising of ground plus 04 (Four) Upper Floors & consisting of 05 (Five) Wings having an aggregate of 100 residential flats, now known as "**Gurudarshan Shree Swami Samartha Prasanna Unit No.02 Co-operative Housing Society Limited**", situated at Cross Lane No.02, Lokhandwala Complex, Andheri West, Mumbai-400 053 & is duly assessed by BMC (MCGM).



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6) The Report reflecting the Flow of Title of the **Gurudarshan Shree Swami Samartha Prasanna Unit No.02 CHS** as the Owners of the said Property and entrusting the Re-development Rights to the Appointed Developers namely Messers D.G.S Land Developers (India) Private Limited, is enclosed herewith as the 'Annexure'.

Encl: Index-II of Registered Deed of Unilateral Conveyance.

Index-II of Registered Development Agreement.

Property Card bearing C.T.S No.1/140

& Search Report/s dated:14-10-2023 and 13-01-2025

Title Certificate (Interim) dated:20-06-2024.

Date:27th May, 2025.



Monesh R. Sharma
Advocate.

MR. MONESH R. SHARMA
ADVOCATE HIGH COURT, MUMBAI
102-A, GINNI APTS., RANI SATI MARG,
MALAD (EAST), MUMBAI-400 097.

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(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

1. The Search Report/s dated:14-10-2023 and 13-01-2025 of the Search Clerk Shri S.D. Jadhav for 44 years from 1981 to 2025 taken from the Sub-Registrar' Office at Mumbai & in the Office of City Survey Records of Oshivira Village at Ambovli Village, Mumbai.

2. It is revealed from the copy of the Deed of Unilateral Conveyance (Deemed Conveyance) dated:05th April, 2018 (Registered vide Serial No.BDR-17/3912 of 2018), was executed by the District Deputy Registrar, Co-operative Societies-3, Mumbai & the Competent Authority, as per the Powers conferred upon him under Section 5-A of the MOFA on account of the then defaulting Original Owners in title, Mr. Mahajan as the Chief Promoters therein, the Promoters therein as the Developer/Builder as defined therein & the Society as the Purchasers as defined therein, for the land together with the Building standing thereon on the land was duly conveyed, assigned & transferred in favour of the Society the said property mentioned therein admeasuring 3311 square meter/s or thereabouts & accordingly the said Society namely Messers Gurudarshan Shree Swami Samartha Prasanna Unit No.2 Co-operative Housing Society Limited (;hereinafter for the sake of brevity referred to as 'the said Society') became well seized & possessed off the said property on Ownership basis, as mentioned therein(;hereinafter for the sake of brevity referred to as "The said Property") (said property) on Ownership basis, as mentioned therein & land being N.A. land became assessable for payment of N.A. taxes.



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3. That by a Registered Development Agreement dated:08-11-2023 (Registered vide No.BDR-17/15264/2023, in the Office of Sub-Registrar of Assurances-Mumbai-6, M.S.D.), the said Society/Owners therein on the One hand, the said Developers therein as well as herein as the 'Developers' on the Other Hand and the said Existing Society Members, as the 'Existing Members', on the Other Hand, duly executed by & between them, wherein the said Society with the consent & confirmation of the said Society Members therein, granted & assigned the Re-development rights pertaining to the said Plot (said property), to, unto & in favour of the said 'Developers' therein (the said Developers herein), upon the terms & conditions as mentioned therein.

4. That by virtue of the Registered Special Power of Attorney dated: 08-11-2023, (Registered vide No. BDR-17/15265/2023, in the Office of Sub-Registrar of Assurances-Mumbai-6, M.S.D), wherein the said Society granted to & unto the said Authorized Director of the said Developers therein, various powers and authorities, to facilitate the contemplated Re-Development of the said Property, as more particularly mentioned therein. That the said Special Power of Attorney is valid & subsisting & will co-exist concurrently with the aforesaid Re-development rights granted under the said Registered Development Agreement dated:08-11-2023, as stated therein.

5. Property Register Card/s, issued by City Survey Dept;Mutation Entry/ies dated:15-02-2021, mentions the name of the said Society/Owners Messers Gurudarshan Shree Swami Samartha Prasanna Unit No.2 Co-operative Housing Society Limited, as the Owners/holders thereon.



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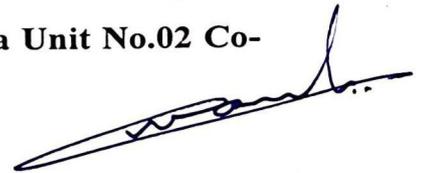
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6. I have not found any adverse entry/ies in the available Index Register of the Sub-Registrar's Office relating to the said Land as reflected/revealed from the said Search Report/s and mentioned in said respective Search Report/s dated: 14-10-2023 and 13-01-2025.

7. The Society on following and adhering to due process of law called the Special General Body Meeting of the Society, duly held on 18-06-2023 & selected Messers D.G.S Land Developers (India) Private Limited as the Appointed Developers of the said Property & in pursuance to the Registered Development Agreement dated:08th November, 2023, duly executed & registered by the Society & its existing members in favour of the aforesaid Appointed Developers, interalia granting them with the Re-Development rights in respect of the said Property and thus the Society has after following the due process have appointed the abovenamed Appointed Developers for the purpose of Re-Development of the said Property.

8. In the manner aforesaid Messers D.G.S Land Developers (India) Private Limited, the abovenamed 'Appointed Developers' have been appointed to Re-Develop the said Plot of Land (said Property) viz: All that Piece or Parcel of Plot of Land, admeasuring 3311 Square Meters or thereabouts, bearing C.T.S. No. 1/140, of Village:Oshiwara, Taluka:Andheri, Mumbai Suburban District, together with the old Building/s, comprising of ground plus 04 (Four) Upper Floors & consisting of 05 (Five) Wings having an aggregate of 100 residential flats, now known as "Gurudarshan Shree Swami Samartha Prasanna Unit No.02 Co-



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operative Housing Society Limited", situated at Cross Lane No.02, Lokhandwala Complex, Andheri West, Mumbai-400 053, assessed by B.M.C. (said Building) which said land and said building together is the (said Plot of Land) said Property referred in the said Registered Development Agreement dated: 08th November, 2023.

Litigation if any - Nil

Date: 27th May, 2025.

Encl: Annexure:

Index-II of Registered Deed of Unilateral Conveyance.

Index-II of Registered Development Agreement.

Property Card bearing C.T.S No.1/140.

Search Report/s dated: 14-10-2023 and 13-01-2025.

Title Certificate (Interim) dated: 20-06-2024.

Yours Truly,

Advocate



Monesh Rajnikant Sharma
Sign and Stamp

BCMG Reg No.MAH/2224/2000

MR. MONESH R. SHARMA
ADVOCATE HIGH COURT, MUMBAI
102-A, GINNI APTS., RANI SATI MARG,
MALAD (EAST), MUMBAI-400 097.