



FORMAT - A

(Circular No. 28/2021)

Date : 6th August, 2024

To,
MahaRERA,
Housefin Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to:

All that piece or parcel of leasehold plot of land admeasuring about 464.05 Sq. Mtrs bearing Plot No. 99 of Dadar Matunga South Estate of Municipal Corporation of Greater Mumbai, New Survey No. 1/1153, C.S. No. 98/10 of Matunga Division and situated at 99, Hindu Colony, Lane No. 3, Dadar (East), Mumbai - 400 014, alongwith messuages, tenements, dwelling units, chawls and structures standing thereon situated within F/N Ward of BMC and assessed under Ward No. 7235(2), 7235(3) and 7235(4) under Street No. 18, 18A and 18B, within the limits of Sub-Registrar at Mumbai City and bounded as follows:

On or towards the North: By Plot No.100 of the Dadar Matunga

On or towards the West : By 60 Feet Wide, Lakhamsey Napoo

On or towards the South: By 30 Feet Wide, Lane 3.

On or towards the East : By Plot No.98 of the said Estate

Herein referred to as the "**Said Property**")



1. We have investigated the title of the said Property on the request of M/s. Suparshwa Homes Pvt. Ltd (**"Promoters"**) and have perused the following documents in respect of the said Property:
- a) Certified True copy of Property Card of New Survey No. 1/1153, C.S. No. 98/10 of Matunga Division, within the limits of Mumbai city.
 - b) Certified True copy of Agreement dated 28th August, 1966 registered with the Sub Registrar of Assurances at Bombay under Serial No. BOM/4293/1966.
 - c) Photocopy of Tripartite Agreement dated 01st September, 1982 registered with the Sub Registrar of Assurances at Bombay under no.BOM/2335/82 of Book no.1 on 24.07.1985.
 - d) Certified True copy of Deed of Indemnity Bond dated 28th October, 1983 registered with the Sub Registrar of Assurances at Bombay under No.BOM/2470/1983.
 - e) Photocopy of Registration Certificate of Ramgumpha Co-Operative Housing Society Limited bearing No.BOM/WFN/HSG(PC)/431/1984-85 dated 21st July 1984.
 - f) Certified True copy of Deed of Assignment dated 26th March 1985 registered with the Sub Registrar of Assurances at Bombay at Sr. No. Bom/833/1985 on 22nd July 1986.
 - g) Certified True copy of Development Agreement dated 25th November, 2022 duly registered with Sub - Registrar of Assurances at Mumbai under Serial No. BBE- 1/12331/2022.
 - h) Certified True copy of Power of Attorney dated 25th November, 2022 duly registered with Sub - Registrar of Assurances at Mumbai under Serial No. BBE-1/12332/2022.



- i) Public notices in daily newspapers namely Free Press Journal (English) and Nav Shakti (Marathi) on 03.01.2024 for investigating the title of the said Property.
 - j) Certified copy of Intimation of Disapproval (IOD) dated 20.12.2023 issued by MCGM bearing Ref. No. P-16657/2023/(Redevelopment of Property Bearing C.S. No. 98/10 And Other)/F/North/MATUNGA/IOD/1/New.
 - k) Certified copy of Commencement Certificate dated 08.07.2024 issued by MCGM bearing Ref. No. P-16657/2023/(Redevelopment of Property Bearing C.S. No. 98/10 And Other)/F/North/MATUNGA/CC/1/New.
 - l) Photocopy of Search Report dated 06.10.2016 of Mr. S. G. Angchekar, Search Clerk in respect of the said Property for 87 years from 1930 to 2016 i.e till the date of report.
 - m) Search Report dated 26.07.2024 of Mr. Vinod Sawant, Search Clerk in respect of the said property for 9 years from 2016 to 2024 i.e. till the date of report.
2. Caused limited negative search to be carried out in the computerized online records of the High Court of Judicature at Bombay and City Civil Court, Mumbai, in respect of any litigation pending against Owner affecting the said property.
3. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property, subject to what has been stated in the title Flow annexed hereto, we are of the opinion that the title of the Lessee in perpetuity i.e. Ramgumpha Co-operative Housing Society Limited as well as right to redevelop the said Property of the Developer i.e. M/s. Suparshwa Homes Pvt. Ltd. is clear, marketable and without any encumbrances.



Owner & Lessor of the Land : Municipal Corporation of Greater
Mumbai (MCGM)

Lessee in perpetuity of the Land : Ramgumpha Co-operative
Housing Society Ltd.

Developer of the Land : M/s. Suparshwa Homes Pvt. Ltd.

4. The Report reflecting the flow of the title of the Owner i.e. Ramgumpha Co-operative Housing Society Limited on the said Property as well as right to redevelop the said Property of Developer i.e. M/s. Suparshwa Homes Pvt. Ltd is enclosed herewith as Annexure.

Encl: Annexure

Date: 6th August, 2024

For Lex Services,



**Adv. R. B. Singhvi
Proprietor**

FORMAT - A
(Circular No. 28/2021)
Annexure

TO WHOMSOEVER IT MAY CONCERN
FLOW OF THE TITLE

All that piece or parcel of leasehold plot of land admeasuring about 464.05 Sq. Mtrs. bearing Plot No. 99 of Dadar Matunga South Estate of Municipal Corporation of Greater Mumbai, New Survey No. 1/1153, C.S. No. 98/10 of Matunga Division and situated at 99, Hindu Colony, Lane No. 3, Dadar (East), Mumbai - 400 014, alongwith messuages, tenements, dwelling units, chawls and structures standing thereon situated within F/N Ward of BMC and assessed under Ward No. 7235(2), 7235(3) and 7235(4) under Street No. 18, 18A and 18B, within the limits of Sub-Registrar at Mumbai City and bounded as follows:

On or towards the North: By Plot No.100 of the Dadar Matunga
On or towards the West : By 60 Feet Wide, Lakhamsey Napoo
On or towards the South: By 30 Feet Wide, Lane 3.
On or towards the East : By Plot No.98

Herein referred to as the "**Said Property**")

1. The Flow of Title in respect of the said Property are as under:

- a. The Lessor and/or owner of the said land is Municipal Corporation of Greater Mumbai. The Property Card of the said Land shows that it is lease in perpetuity granted by MCGM. The Property Card stands in the name of Ramgumpha Co-operative Housing Society Limited as the Lessee of MCGM in perpetuity. As



per the Property Card the area of the said property is 464.05 Sq. Mtrs.

- b. By an Indenture of Lease executed on 22nd March, 1944, registered with the Sub Registrar of Assurances at Bombay under No. 2613 at pages 178, 186 of Volumes No.261 of Book No.1 on 29th August 1944, the Commissioner of the Municipal Corporation of the City of Bombay leased out to Raosaheb Shridhar Ramchandra Rane and his wife Smt. Radhabai Shridhar Rane therein called as the Lessees the plot of land bearing No.99 of the Dadar Matunga South Estate of the Municipal Corporation of Greater Bombay, together with the building known as "Ramghumpha" standing thereon for the period and upon the terms and conditions contained in the said Indenture of Lease.
- c. The said Raosaheb Shridhar Ramchandra Rane died on 12th October 1953 leaving Smt. Radhabai Shridhar Rane as the Sole surviving Lessee of the said Property under the said Indenture of Lease.
- d. The said Smt. Radhabai Shridhar Rane died on 23rd June 1972 leaving behind her two sons, Shri Jayant Shridhar Rane and Shri Kumar Shridhar Rane as the only legal heirs.
- e. Shri Jayant Shridhar Rane and his brother Shri Kumar Shridhar Rane entered into an Agreement on 1st September 1982 with the tenants of the Ramghumpha Building inter alia agreeing with them for consideration mentioned therein to assign their entire leasehold interest of the Assignor in the said Property known as Ramghumpha standing on Plot No. 99 admeasuring 555 sq. yards equivalent to 464 sq. mtrs. of Dadar Matunga Estate together with the Building Ramghumpha standing thereon to the Co-operative Society of the tenants of the said building when formed.



- f. The said Shri Jayant Shridhar Rane died on 17th December 1983 leaving behind him his widow Smt. Nina Jayant Rane and two major sons viz. Mr. Amar Jayant Rane and Mr. Samar Jayant Rane.
- g. The Co-operative Society by the name Ramgumpha Co-Operative Housing Society Limited has been duly incorporated and registered under No.BOM/WFN/HSG(PC)/431/1984-85 on 21st July 1984 under the Maharashtra Co-operative Societies Act, 1960.
- h. By a letter dated 7th June 1984, bearing No.Estate/14855/IV addressed by Ward Officer Estate of the Municipal Corporation of Greater Bombay to Shri Kumar Shridhar Rane, the Municipal Corporation recognized Shri Kumar Shridhar Rane, Smt. Nina Jayant Rane, Shri Amar Jayant Rane and Shri Samar Jayant Rane as the present Lessee of the Municipal Corporation of Greater Bombay under the hereinbefore Indenture of Lease dated 22nd March 1944.
- i. By Deed of Assignment dated 26th March 1985 registered with the Sub Registrar of Assurances at Bombay at Sr. No. Bom/833/1985 on 22nd July 1986 executed between Shri Kumar Shridhar Rane, Smt. Nina Jayant Rane, Shri Amar Jayant Rane and Shri Samar Jayant Rane therein referred to as the Assignor of First Part and Shri Kumar Shridhar Rane therein referred to as the Chief Promoter of the said Society as the Confirming Party of the party of Second Part and Ramghumpha Co-operative Housing Society Limited therein referred to as the Assignee of the party of the Third Part, the Assignors assigned, conveyed and assured unto the said Society (Assignee), the said Property for consideration and on the terms and conditions more particularly stated therein.



- j. Vide Development Agreement dated 25th November, 2022 duly registered with the Sub-Registrar of Assurances at Sr. No. BBE-1/12331/ 2022, Mumbai Suburban District on 25th November 2022 made and executed by and between Ramghumpha Co-operative Housing Society Limited therein referred to as the Society of the First Part and existing members of the Society therein referred to as the Members of the Second Part and M/s. Suparshwa Homes Pvt. Ltd. therein referred to as the Developer of Third Part, wherein the Society with the consent of the Existing Members granted the redevelopment rights of the said Property unto the Promoter herein on such terms and conditions as mentioned therein.
- k. Vide Power of Attorney dated 25th November 2022 duly registered with the Sub-Registrar at Sr. No. BBE-1/12332/ 2022, whereby Ramghumpha Co-operative Housing Society Limited granted Powers of Attorney to M/s. Suparshwa Homes Pvt. Ltd. through its Director Mr. Pakshal P. Sanghvi and Mr. Shankesh Prithviraj Sanghvi, as mentioned therein for the redevelopment of the said Property.

2. Approvals and Permissions

- a. The Developer submitted the proposal for redevelopment of the said Property to The Building Proposal Department of the Municipal Corporation of Greater Mumbai (now BMC) and accordingly the Building Proposal Department of the Municipal Corporation of Greater Mumbai (now BMC) sanctioned the plans of the building/s submitted by the Developer and issued Intimation of Disapproval (IOD) Intimation of Disapproval (IOD) dated 20.12.2023 issued by MCGM bearing Ref. No. P-16657/2023/(Redevelopment of Property Bearing C.S. No. 98/10 And Other)/F/North/MATUNGA/IOD/1/New in respect of the said Property subject to the terms and conditions set out therein.



- b. The Developer submitted the Application for permission for development of the said Property to Executive Engineer of Building Proposal, City F/North Ward of the Municipal Corporation of Greater Mumbai (now BMC) and accordingly Executive Engineer of Building Proposal, City F/North Ward of the Municipal Corporation of Greater Mumbai (now BMC) granted permission to the Developer to carry out development and erect a building on the said Property and issued Commencement Certificate dated 08.07.2024 issued by MCGM bearing Ref. No. P-16657/2023/(Redevelopment of Property Bearing C.S. No. 98/10 And Other)/F/North/MATUNGA/CC/1/New in respect of the said Property subject to the terms and conditions set out therein.

3. Constitution of M/s. Suparshwa Homes Pvt. Ltd.:

M/s. Suparshwa Homes Pvt. Ltd., a Private Limited Company incorporated and registered under the provisions of the Companies Act, 2013 with the Ministry of Corporate Affairs vide Registration No.351790.

4. Litigation:

Upon perusal of the documents provided by the Developer, and upon caused limited negative search to be carried out in the computerized online records of the High Court of Judicature at Bombay and City Civil Court, Mumbai, in respect of any litigation pending against Owner affecting the said property, there is no litigation or any other legal proceedings pending in respect of the said Property before any Court of Law or Tribunal or any other concerned authority.



5. Title Observations:

- (i) Subject to what is stated herein above, the Ramgumpha Cooperative Housing Society Ltd. is the Lessee of and seized and possessed of or otherwise well and sufficiently entitled to the said Property and their title to the said property is clear, marketable and without any encumbrances.
- (ii) There are no pending Litigations against the Owner or instituted by Owner or against the Developer or instituted by the Developer, as on the date of issuance of this report, apart from what is stated hereinabove.
- (iii) Subject to what is stated herein above, the Developer i.e. M/s. Suparshwa Homes Pvt. Ltd. is well and sufficiently entitled to redevelop the said Property. The Developer's right to redevelop the said property in accordance with provisions of Development Control and Promotion Regulation, 2034 is clear, marketable and without any encumbrances, however subject to the compliance and observance of the terms and conditions laid down by the RERA and respective approving Authorities under various NOC's, Approvals and Permissions mentioned hereinabove or otherwise and Affidavits and Undertakings given from time to time.

6. Other Comments:

- i. We do not express any view about user, zoning, construction approvals, reservations, and development potential if any, that may pertain to or affect the property.
- ii. We have not carried out any empirical search in the court records vis-a-vis M/s. Suparshwa Homes Pvt.Ltd and/or respective Owners.



- iii. The present report is issued relying upon the Search Reports of Search Report dated 06.10.2016 of Mr. S. G. Angchekar, Search Clerk in respect of the said Property and referring the documents as produced by the Developer, Declaration dated 11.08.2023 given by Ramgumpha Cooperative Housing Society Ltd. and Declaration dated 01.08.2023 given by Developer.
- iv. In no circumstances shall the liability and responsibility of Lex Services, in contract or in tort, exceed the professional fees received in the context of carrying out the title verification and preparing these observations.

Dated this 6th day of August, 2024

For Lex Services



Advocate R. B. Singhvi

Proprietor