



LAW SCRIBES

Advocates & Solicitors

Reference Number: **LS/NM/VNR/150**

Date : **27th December, 2024**

To:

The Maharashtra Real Estate Regulatory Authority (MAHARERA)
6th & 7th 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 land admeasuring 1,112.90 square meters or thereabouts (as per the Property Register Card and which includes an area admeasuring 171.64 square meters or thereabouts to be handed over to the concerned authorities for road widening) bearing CTS no. D/926A of Village Bandra-D, Taluka Andheri, Mumbai Suburban District lying, being and situate at Govind Patil Road, Khar (West), Mumbai 400 052 (hereinafter referred to as "**the said Land**").

1. On instructions of our clients **Platinumcorp Lifescapes LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, holding LLP identification no. AAN-7751 and having its registered office at 901, Peninsula Heights, C. D. Barfiwala Marg, Juhu Lane, Andheri (West), Mumbai 400058, (hereinafter referred to as "**the Developer**"), we have investigated the title of the Gulmohr Co-operative Housing Society Limited, a co-operative society registered under Maharashtra Co-operative Societies Act, 1960, bearing registration no. BOM/HSG/524 of 1963 and having its registered office at Plot no. 926A, Govind Patil Road, Khar (West), Mumbai 400 052 (hereinafter referred to as "**the Society**"), and the Developer's entitlement to put up construction on the said Land. In the course of such investigation, we have perused photocopies of the following documents:

- a. Property Register Card in respect of the said Land viz. CTS no. 926A of Village Bandra-D, Taluka Andheri, Mumbai Suburban District;
- b. Indenture dated 21st December, 1963, registered with the Sub-Registrar of Assurances at Bandra under serial no. BND/3040/1963;
- c. Development Agreement dated 16th December, 2023, registered with the Sub-Registrar of Assurances at Andheri no. 4 under serial no. BDR15-20746-2023;
- d. Irrevocable Power of Attorney dated 16th December, 2023, registered with the Sub-Registrar of Assurances at Andheri no. 4 under serial no. BDR15-20747-2023;
- e. Letter of Intent dated 10th May, 2024 bearing no. H-W/PVT/0117/20240116/LOI issued by the Slum Rehabilitation Authority;



- f. Intimation of Approval dated 13th September, 2024 bearing number H-W/PVT/0117/20240116/AP/C issued by the Slum Rehabilitation Authority;
 - g. Commencement Certificate dated 26th December, 2024, bearing number H-W/PVT/0117/20240116/AP/C issued by the Slum Rehabilitation Authority; and
 - h. Search report of the searches taken with the offices of the Sub-Registrar of Assurances at Mumbai, Bandra and Andheri Taluka for a period of 30 (Thirty) years from 1995 to 2024.
2. We have also issued public notices in 2 (two) newspapers viz. Times of India (English – Mumbai edition) and Maharashtra Times (Marathi – Mumbai edition) both dated 26th September, 2024 for inviting claims in respect of the said Land.
3. On perusal of the above mentioned documents and all relevant documents relating to title of the said Land, and subject to what is stated therein, we are of the opinion that the title of the Society viz. the Gulmohr Co-operative Housing Society Limited to the said Land is clear and without any encumbrances; and further that the Developer viz. **Platinumcorp Lifescapes LLP** is entitled to undertake redevelopment of the said Land by demolishing the old building earlier standing thereon and constructing a new multi-storeyed building on the said Land in accordance with the terms and conditions of the Development Agreement dated 16th December, 2023.
- Owner: Gulmohr Co-operative Housing Society Limited, CTS no. D/926A of Village Bandra-D, Taluka Andheri, Mumbai Suburban District.**
- Developer: Platinumcorp Lifescapes LLP, CTS no. D/926A of Village Bandra-D, Taluka Andheri, Mumbai Suburban District.**
4. The report reflecting the flow of the entitlement of the Developer to redevelop the said Land is enclosed herewith and marked as **Annexure 'A'**.

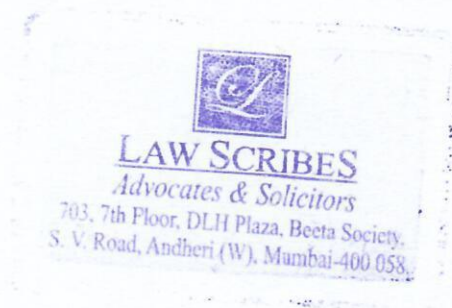
Yours faithfully

For *Law Scribes*

(Neil Mandevia)

Advocate & Solicitor

Encl: Annexure



Annexure 'A'Flow of the entitlement of the Developer to redevelop the said Land.

1. On instructions of our clients viz. the Developer being **Platinumcorp Lifescapes LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, holding LLP identification no. AAN-7751 and having its registered office at 901, Peninsula Heights, C. D. Barfiwala Marg, Juhu Lane, Andheri (West), Mumbai 400058, we have investigated the Developer's entitlement to put up construction on the said Land as more particularly described in the **Schedule** hereunder written and as requested by the Developer, we are issuing this certificate in respect of its entitlement thereof.
2. In the course of such investigation of the entitlement of the Developer to put up construction on the said Land we have caused necessary searches to be taken with the office of the Sub-Registrar of Assurances at Mumbai, Bandra and Andheri Taluka for a period of 30 (Thirty) years from 1995 to 2024 and have also issued public notices in 2 (two) newspapers viz. Times of India (English – Mumbai edition) and Maharashtra Times (Marathi – Mumbai edition) both dated 26th September, 2024 for inviting claims in respect of the said Land.
3. During the course of investigation, the Developer has furnished to us copies of certain documents with regard to the said Land; and we have perused the same and the following emanates therefrom:
 - a. Gulmohr Co-operative Housing Society Limited, a co-operative society registered under Maharashtra Co-operative Societies Act, 1960, bearing registration no. BOM/HSG/524 of 1963 and having its registered office at Plot no. 926, Govind Patil Road, Khar (West), Mumbai 400 052 (hereinafter referred to as "**the Society**") is seized and possessed, as the sole and absolute owner of the said Land.
 - b. By and under an Indenture dated 21st December, 1963 registered with the Sub-Registrar of Assurances at Bandra under serial no. BND/3040/1963 (hereinafter referred to as "**the said Indenture**"), the Society has acquired title to the said Land as the owner thereof, at and for the consideration and on the other terms and conditions more particularly set out therein. We have perused a photocopy of the said Indenture.
 - c. It appears from the documents perused by us (*including the Development Agreement, as referred to hereinbelow*) that there stood on the said Land, a building known as 'Gulmohr' comprising of 2 (two) Wings viz. (Wings A and B) and each such Wing comprising of ground plus 3 (Three) upper floors and containing in aggregate 20 (Twenty) self-contained residential flats (now demolished) (hereinafter referred to as "**the Old Building**"). The Old Building has since been demolished as elaborated hereinafter. The said Land and the Old Building are hereinafter collectively referred to as "**the said Property**".



- d. The Developer has informed us that, the Old Building was constructed by the Society.
- e. The name of the Society is reflected in the Property Register Card in respect of the said Land as the holder thereof.
- f. In the circumstances, the Society is seized and possessed of the said Property as the owner thereof.
- g. It appears from the documents perused by us (including the Development Agreement, as referred to hereinbelow) that the Society presently has 20 (Twenty) members who are holding shares issued by the Society and corresponding thereto were occupying their respective flats/premises in the Old Building (hereinafter collectively referred to as "**the Existing Members**").
- h. By and under a Development Agreement dated 16th December, 2023 (hereinafter referred to as "**the Development Agreement**") made and executed between the Society and the Developer, the Society has granted development rights in respect of the said Land to and in favour of the Developer, at and for the consideration and on terms and conditions more particularly contained therein. The said Development Agreement is registered with the Sub-Registrar of Assurances at Andheri no. 4 under serial no. BDR15-20746-2023. We have perused a photocopy of the said Development Agreement.
- i. In addition to the said Development Agreement, the Society has also executed an Irrevocable Power of Attorney dated 16th December, 2023 in favour of the Developer (acting through its partners/representatives) and have conferred upon the Developer, certain powers and authorities to do various acts, things, and matters with respect to the redevelopment of the said Land (hereinafter referred to as "**the Power of Attorney**"). The said Power of Attorney is registered with the Joint Sub-Registrar of Assurances at Andheri no. 4 under serial no. BDR15-20747-2023. We have perused a photocopy of the said Power of Attorney. The said Development Agreement and the Power of Attorney are hereinafter collectively referred to as "**the Redevelopment Documents**".
- j. As per the terms of the said Development Agreement, the Developer has agreed to provide certain constructed areas to the Existing Members as and by way of their respective permanent alternate accommodation in lieu of their respective premises in the Old Building; and the Developer has been authorised by the Society to sell the additional flats/units/premises in the new building (defined in the Development Agreement and hereinafter referred to as "**Developer's Sale Area**") to third parties on such terms as the Developer may deem fit and proper and which third parties would be admitted by the Society as its members.



- k. In the circumstances, by virtue of the Redevelopment Documents, the Developer has become entitled to undertake redevelopment of the said Property on the terms and conditions mentioned in the Redevelopment Documents.
- l. The Developer has informed us that, the Existing Members have since vacated the Old Building in accordance with the terms and conditions of the Redevelopment Documents, and the Developer has demolished the Old Building.
4. The Developer has informed us that as per the Development Plan Remarks, 2034 in respect of the said Land, the said Land is affected by proposed road widening, and an area admeasuring 171.64 square meters or thereabouts (out of the said Land admeasuring 1,112.90 square meters or thereabouts) is required to be handed over to the concerned authorities for road widening.
5. As regards development and construction on the said Land as proposed by the Developer, from the documents and information furnished to us it appears that:
 - a. The Developer had made an application to the Slum Rehabilitation Authority (hereinafter referred to as the "SRA") for sanction of plans for putting up construction of a multi-storeyed building on the said Land under the provisions of Regulation 33(11) of the Development Control and Promotion Regulation, 2034 and based on such application, the SRA has issued Letter of Intent dated 10th May, 2024 bearing no. H-W/PVT/0117/20240116/LOI and an Intimation of Approval dated 13th September, 2024, bearing number H-W/PVT/0117/20240116/AP/C for construction on the said Land; and
 - b. Pursuant thereto, the SRA has also issued a Commencement Certificate dated 26th December, 2024, bearing number H-W/PVT/0117/20240116/AP/C and has permitted to commence construction on the said Land to the extent set out therein.
6. In the course of the searches caused to be taken by us with the offices of Sub-Registrars of Assurances, at Mumbai, Bandra and Andheri Taluka from 1995 to 2024 as aforesaid, we have not come across any entries of registration of any documents, whereby the Society's title to the said Land and/or the Developer's entitlement to put up construction on the said Land in accordance with the terms of the Redevelopment Documents, may be adversely affected.
7. In pursuance of the above referred public notices issued by us, we have not received any claims/objections.
8. The Developer has informed us, that the Developer shall be making an application to the Maharashtra Real Estate Regulatory Authority for registering the project of construction on the said Land under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA").



9. In the circumstances, in our opinion, subject to what is stated hereinabove, we are of the opinion that the Developer viz. **Platinumcorp Lifescapes LLP** is entitled to undertake development of the said Land by constructing a new multi-storied building on the said Land in accordance with the terms and conditions of the said Redevelopment Documents and in accordance with the approvals already granted and as may hereafter be granted by the SRA and the concerned authorities for carrying out construction on the said Land; and subject to the Developer obtaining registration of the project of construction on the said Land under the provisions of RERA, the Developer will be entitled to create third party rights in respect of the units/premises comprised in the Developer's Sale Area as per the terms and conditions set out in the Redevelopment Documents.

SCHEDULE

Description of the said Land

All that piece and parcel of land admeasuring 1,112.90 square meters or thereabouts (as per the Property Register Card and which includes an area admeasuring 171.64 square meters or thereabouts to be handed over to the concerned authorities for road widening) bearing CTS no. D/926A of Village Bandra-D, Taluka Andheri, Mumbai Suburban District lying, being and situate at Govind Patil Road, Khar (West), Mumbai 400 052, and bounded as follows:

On or towards the North by : 18.3 meters wide Govind Patil Road;

On or towards the South by : CTS nos. 926B and 928(part);

On or towards the West by : CTS nos. 921, 922 and 922D and Proposed DP Road; and

On or towards the East by : CTS nos. 927 and 928(part).

Dated this 27th day of December, 2024

For **Law Scribes**

(Neil Mandevia)

Advocate & Solicitor

