

LEGAL TITLE REPORT

To,

MAHA-RERA

Housefin Bhavan, Plot No. C-21,

E-Block, BKC,

Bandra East, Mumbai- 400051.

Sub: Title clearance certificate with respect to all those pieces and parcels of land admeasuring in the aggregate 17,704.60 square meters bearing CTS Nos. 395(part), 396/B(part), 396/C(part), 396/D, 397(part), 398, 398/1, 407, 408, 408/1 to 3, 409, 409/1, 410, 412(part), 413, 413/1 to 18, 414(part), 420(part), 432 , 433 & 433/1; all situate at Village Marol, lying and being at Andheri (East), K-E ward, District Mumbai Suburban. ("hereinafter referred to as the **said Property**").

1. I have investigated the title of the said Property on the request of **M/s. Agate Realtors and Developers** having its registered office at 203-204, Orbit Plaza, New Prabhadevi Road, Prabhadevi, Mumbai- 400025. I have observed the following documents:

a. Description of the Property

All that piece and parcel of land along with structures standing thereon bearing CTS No. 395(part), 396/B(part), 396/C(part), 396/D, 397(part), 398, 398/1, 407, 408, 408/1 to 3, 409, 409/1, 410, 412(part), 413, 413/1 to 18, 414(part), 420(part), 432, 433 & 433/1 all situate at Village Marol, lying and being at Andheri (East), K-E ward, District Mumbai Suburban all those pieces and parcels of land admeasuring in the aggregate 17,704.60 square meters or thereabouts within the limits of Municipal Corporation of Greater Mumbai, situate within limits of jurisdiction of the Sub-Registrar of Mumbai District.

b. The documents for allotment of Plot-

Antecedent documents of title as mentioned in Annexure "A".

- i. General Body Resolution dated 20/01/2014 of Gaondevi SRA Co-Operative Housing Society (Proposed) of occupants of the said property for appointment of Developer M/s. Agate Realtors and Developers.
- ii. Development Agreement dated 21/02/2014 between the Gaondevi SRA Co-Operative Housing Society (Proposed) and the developer, M/s. Agate Realtors and Developers.
- iii. Power of Attorney dated 21/02/2014 executed by the Gaondevi SRA Co-Operative Housing Society (Proposed) in favour of partners of M/s. Agate Realtors & Developers i.e. (i) Vilas Kharche and (ii) Anil Deshmukh.
- iv. Annexure II dated 31/05/2018, issued by the Office of Deputy Collector (Enc/Rem), Andheri-2.
- v. Letter of Intent (LOI) U/No.SRA/ENG/2801/KE/ML/LOI dated 16/11/2019 issued by SRA.
- vi. General Body Resolution dated 01/05/2022 of the Gaondevi SRA CHS (Proposed).
- vii. Supplementary Development Agreement dated 04/05/2022, between Gaondevi SRA Co-Operative Housing Society (Proposed) and Developer M/s. Agate Realtors and Developers.
- viii. Irrevocable Power of Attorney dated 04/05/2022, issued by Gaondevi SRA Co-Operative Housing Society (Proposed) in favour of the partners of M/s. Agate Realtors & Developers i.e. (i) Vilas Pralhad Kharche and (ii) Anil Vijay Deshmukh.
- ix. Revised Letter of Intent ("Revised LOI") dated 04/10/2022 issued by SRA.
- x. Annexure-II dated 18/04/2023, issued by the Office of Brihanmumbai Mahanagarपालिका.

- xi. Annexure-II dated 08/11/2023, issued by the Competent authority No.4.
 - xii. Intimation of Approval (IOA) Under No.K-E/MCGM/0056/20140910/AP/S dated 04/01/2020 for Sale building.
 - xiii. Latest Amended Plan Approval under No. K-E/MCGM/0056/20140910/AP/S dated 23/04/2025 for Sale building.
 - xiv. Commencement Certificate upto Plinth under No. K-E/MCGM/0056/20140910/AP/S dated 25/04/2025 for Sale building
- c.** Property card issued by the CTSO, Vile Parle, in respect of CTS No. 395, 396/B, 396/C, 396/D, 397, 398, 398/1, 407, 408, 408/1 to 3, 409, 409/1, 410, 412, 413, 413/1 to 18, 414, 420, 432, 433 & 433/1 dated 05/07/2022. 7/12 Extract in respect of S.No. 23/8 (CTS No. 395); S.No. 2/19 (part), 2A/19, 23/15(part), 23/13(part) (all in CTS No. 396B); S.No. 23/11 (part) (CTS No. 396C), S.No. 23/11 (part), 23/13(part), 23/15(part) & 2/19 (part) (all in CTS No. 396D); S.No. 23/9 (CTS No. 397); S.No. 2/18, 2A/18 (CTS No. 412); S.No. 2/16, 2A/16 (CTS No. 414) & S.No. 2/10 (CTS No. 420).
- d. Search report for 31 years from 1993 till 2024 of the said Property**
Search Report dated 05/11/2024 issued by Mr. Bipin Adhikari (Title Investigator) for 31 years.

- 2.** On perusal of the above-mentioned documents and all other documents pertaining to the title of the said Property, I am of the opinion that the title of the Developer - M/s.Agate Realtors and Developers to re-develop the said Property is clear, marketable and without any encumbrances.

Owners of the Property:

The following persons are the owners of the Property as per the details given in Annexure-A:

Sr. No.	CTS No.	Current Owner of the Land	Remarks
1.	395	Government of Maharashtra	The Government of Maharashtra is the owner of the land under these CTS Nos. by virtue of Notification No. Bhusampa-2022/C.R.10/Zopani-2 dated 13 th April 2022 published in the official gazette of the Government of Maharashtra for acquisition of the said land under Section 14 of the Slum Act.
	396/B		
	396/C		
	396D		
	397		
	398, 398/1		
	407		
	408, 408/1 to 3		
	409, 409/1		
	410		
	412		
	413, 413/1 to 18		
	414		
	420		
433			
433/1			
2.	432	Government of Maharashtra	As recorded in the PR Card

3. The report reflecting the flow of title of M/s. Agate Realtors and Developers to re-develop the said Property is enclosed herewith as **Annexure-A**.

Encl: Annexure.

Date: 28/04/2025

For **GANGAN & ASSOCIATES**



Mr. Sachin S. Gangan
Advocate

Annexure-A

FLOW OF THE TITLE OF THE SAID PROPERTY

1. The land under the project is owned by Government of Maharashtra as per the details given below.

Sr. No.	CTS Nos.	Name of Owner as Reflected in PRC/ Previous Owner	Current Owners of the Land	Remarks regarding current ownership	Area (In square meters)
1	395	Agriculturist	Government of Maharashtra	The Government of Maharashtra is the owner of the land under these CTS Nos. by virtue of Notification No. Bhusampa-2022/C.R.10/Zopani-2 dated 13 th April 2022 published in the official gazette of the Government of Maharashtra for acquisition of the said land under Section 14 of the Slum Act.	298.60
2	396/B	Reservation- Residential	Government of Maharashtra		793.20
3	396/C	Reservation- Road	Government of Maharashtra		862.20
4	396D	R. G.	Government of Maharashtra		625.40
5	397	Agriculturalist	Government of Maharashtra		522.40
6	398	Shantabai Nagji Shah	Government of Maharashtra		327.30
7	398/1	Shantabai Nagji Shah	Government of Maharashtra		10.50
8	407	Shantabai Nagji Shah	Government of Maharashtra		26.20
9	408	Shantabai Nagji Shah	Government of Maharashtra		9.0
10	408/1	Shantabai Nagji Shah	Government of Maharashtra		11.20
11	408/2	Shantabai Nagji Shah	Government of Maharashtra		6.70
12	408/3	Agriculturalist	Government of Maharashtra		13.0
13	409	Shantabai Nagji Shah	Government of Maharashtra		24.0
14	409/1	Shantabai Nagji Shah	Government of Maharashtra		19.2

15	410	Shantabai Nagji Shah	Government of Maharashtra	26.20
16	412	Agriculture	Government of Maharashtra	1733.20
17	413	Trustees of A.H. Wadia Trust	Government of Maharashtra	307.60
18	413/1	Trustees of A.H. Wadia Trust	Government of Maharashtra	28.50
19	413/2	Trustees of A.H. Wadia Trust	Government of Maharashtra	10.10
20	413/3	Trustees of A.H. Wadia Trust	Government of Maharashtra	9.60
21	413/4	Trustees of A.H. Wadia Trust	Government of Maharashtra	8.0
22	413/5	Trustees of A.H. Wadia Trust	Government of Maharashtra	16.40
23	413/6	Trustees of A.H. Wadia Trust	Government of Maharashtra	12.40
24	413/7	Trustees of A.H. Wadia Trust	Government of Maharashtra	10.10
25	413/8	Trustees of A.H. Wadia Trust	Government of Maharashtra	11.20
26	413/9	Trustees of A.H. Wadia Trust	Government of Maharashtra	10.0
27	413/10	Trustees of A.H. Wadia Trust	Government of Maharashtra	8.70
28	413/11	Trustees of A.H. Wadia Trust	Government of Maharashtra	9.20
29	413/12	Trustees of A.H. Wadia Trust	Government of Maharashtra	19.50
30	413/13	Trustees of A.H. Wadia Trust	Government of Maharashtra	26.20
31	413/14	Trustees of A.H. Wadia Trust	Government of Maharashtra	4.0
32	413/15	Trustees of A.H. Wadia's Will	Government of Maharashtra	7.90

33	413/16	Shrimati Shanta Nagji Shah	Government of Maharashtra		6.70
34	413/17	Shrimati Shanta Nagji Shah	Government of Maharashtra		4.50
35	413/18	Trustee of A.H. Wadia Society	Government of Maharashtra		7.50
36	414	Agriculturalist	Government of Maharashtra		788.90
37	420	Agriculturalist	Government of Maharashtra		501.20
38	433	Shrimati Shantabai Nagji Shah	Government of Maharashtra		40.00
39	433/1	Shrimati Shantabai Nagji Shah	Government of Maharashtra		21.70
40	432	Government of Maharashtra	Government of Maharashtra	As recorded in the PRC	14770.10

The slum dwellers residing in the censused slum situated on land bearing CTS No.432 of Village Marol, admeasuring 14770.10 Square Metres owned by the Government of Maharashtra formed a society under the name *Gaondevi SRA Co-Operative Housing Society (Proposed)* and conducted a Special General Body Meeting on 20/01/2014, wherein, inter-alia, a resolution was adopted appointing M/s. Agate Realtors and Developers as the developer for implementing a Slum Rehabilitation Scheme under Regulation 33(10) of the Development Control Regulations (DCR-1991).

Pursuant to the said resolution, Development Agreement dated 21/02/2014 was executed between the Gaondevi SRA Co-Operative Housing Society (Proposed) and the M/s. Agate Realtors and Developers.

Also, Power of Attorney dated 21/02/2014 executed by the Gaondevi SRA Co-Operative Housing Society (Proposed) in favour of the partners of M/s. Agate Realtors and Developers i.e. (i) Vilas Kharche and (ii) Anil Deshmukh jointly and/or severally.

Annexure II for the slum dwellers on CTS No. 432 was issued by the Office of Deputy Collector (Enc/Rem), Andheri-2 on 31/05/2018.

SRA issued Letter of Intent (LOI) u/No. SRA/ENG/2801/KE/ML/LOI dated 16/11/2019 for the scheme.

SRA approved plans of the Sale Building in the Scheme by Intimation of Approval (IOA) u/No. K-E/MCGM/0056/20140910/AP/S dated 04/01/2020.

Slum dwellers of adjoining slum situated on adjoining private properties approached the Society and Developer and requested to include them in their sanctioned Slum Rehabilitation Scheme. The said adjoining private land was majorly affected by proposed 13.40m wide DP Road and remaining part of the said land was non-buildable. Therefore, with a view to ensure development of proper infrastructure and slum eradication, the Society and Developer agreed to include them in the scheme and submitted the proposal for amalgamation of said area in the sanctioned Scheme.

The said adjoining slum area was declared as Slum Rehabilitation Area by SRA under section 3C(1) of the Slum Act vide Notification dated SRA/Dy.Coll/3C/Gaondevi CHS/115/2020 dated 08/07/2020. The land under the said adjoining slum admeasuring 2934.50 Square Metres was acquired under Section 14(1) of the Slum Act vide Notification No. Bhusampa-2022/C.R.10/Zopani-2 dated 13/04/2022 as published in the official gazette of the Government of Maharashtra dated 13/04/2022. Accordingly, as per the provisions of Section 14(2) of the Slum Act, the said land now vests absolutely in the State Government free from encumbrances.

Gaondevi SRA CHS in its Special General Body Meeting held on 01/05/2022, adopted various resolutions including that for amalgamating the said adjoining slum area in the already sanctioned scheme.

Gaondevi SRA CHS executed Supplementary Development Agreement dated 04/05/2022 in favour of Messrs. Agate Realtors and Developers.

Gaondevi SRA CHS executed Irrevocable Power of Attorney dated 04/05/2022 in favour of the partners of M/s. Agate Realtors and Developers i.e. (i) Vilas Kharche and (ii) Anil Deshmukh jointly and/or severally.

Revised Letter of Intent ("Revised LOI") dated 04/10/2022 for amalgamated plot was issued by SRA.

Latest approved plans of the Sale Building have been issued by the SRA u/No. K-E/MCGM/0056/20140910/AP/S dated 23/04/2025.

Commencement Certificate upto Plinth for the Sale Building has been issued by the SRA u/No. K-E/MCGM/0056/ 20140910/AP/S dated 25/04/2025.

2. Litigation:

I. Writ Petition Lodging No. 16351 of 2024 filed by Mr. Shatrugan Vijay Nagvanshi in the Hon'ble High Court of Judicature at Bombay

The said Writ Petition is filed on 13/05/2024. Petitioner is an eligible slum dweller in the scheme who was earlier non-cooperative. Subsequently, he has executed consent and individual agreement in favour of the Scheme and vacated and demolished his existing slum structure by accepting rent compensation. There is no any adverse order passed by the Hon'ble High Court in the said WP.

II. Application No. 72 of 2024 filed by one Mr. Mukesh Singh before the AGRC

- a) The said application was filed on 03/04/2024. The Applicant is outsider who is in no way connected with the scheme. In the said application, the Applicant is contending that the said Application is filed in connection with the complaint received by Applicant from Mr. Shatrugan Vijay Nagvanshi, who is an eligible slum dweller in the scheme who was earlier non-cooperative. Subsequently, he has executed consent and individual agreement in favour of the Scheme and vacated and demolished his existing slum structure by accepting rent compensation.
- b) The said slum dweller Mr. Shatrughan Vijay Nagvanshi has informed the AGRC that he has no grievance against the Developer,

M/s. Agate Realtors and Developers and further informed the AGRC that he has withdrawn his complaint.

- c) There is no any adverse order passed by the Hon'ble AGRC in the said Application.

III. Suit No. 1055 of 2024 before the Hon'ble City Civil Court, Mumbai

The aforementioned suit, along with the associated Notice of Motion, has been filed by Mrs. Sulochana Shetty, Mrs. Sarika Shetty, and Mr. Vinaykumar Shetty - partners of M/s. Tirupati Hotel Corporation - against Defendants Mr. Shekhar Sitaram Kambli and Mrs. Aruna Sitaram Kambli. The said matter pertains to private dispute regarding sale and purchase of slum structure No. 24 & 25 as appearing in the Annexure-II issued by the BMC. The Developer is in no way concerned with the said dispute and there is no adverse order passed by the Hon'ble City Civil Court in the said suit.

There are no other pending litigations per my knowledge.

Date: 28/04/2025

For **GANGAN & ASSOCIATES**



Mr. Sachin S. Gangan

Advocate