

S.T.BORKAR

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Office. :

6, Sai Shakti Apartment,
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Advocate, High Court

Date -

To,
Maha RERA
E Block, Bandra Kurla Complex,
Bandra (East),
Mumbai - 400051.

LEGAL TITLE REPORT

Sub: Title Certificate in respect of Plot No. 110 R.S.C. 37 Municipal R Ward Borivali (West), Mumbai - 400 092 and bearing Survey No. 189 (part), and 191(Part) C.T.S. No. 19 admeasuring about 627.25 sq. mts along with building standing thereon named as "Shivneri Co-operative Housing Society Limited" comprising of Ground plus 3 upper floors and having 15 members in the building situated at Village Borivali, Taluka Borivali and within the Registration District of Mumbai Suburban.

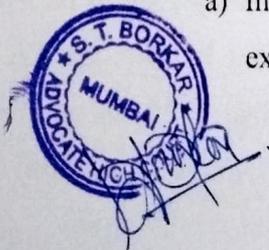
1. I have investigated the title of the said plot on the request of (M/s. Dotom Seasons LLP) with following documents i.e.:-

i. Description of the property:

ii. Plot No. 110 R.S.C. 37 Municipal R Ward Borivali (West), Mumbai - 400 092 and bearing Survey No. 189 (part), and 191(Part) C.T.S. No. 19 admeasuring about 627.25 sq. mts along with building standing thereon named as "Shivneri Co-operative Housing Society Limited" comprising of Ground plus 3 upper floors and having 15 members in the building situated at Village Borivali, Taluka Borivali and within the Registration District of Mumbai Suburban.

iii. The documents of allotment of plot.

a) Indenture of Lease in respect of the land dated 16.12.1993 executed between MHADA and Shivneri Co-operative



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Housing Society Ltd registered with Sub-Registrar of Assurances, Bandra under Document No PBDR/5751/1993 on 16.12.1993 Indexed on 10/05/2016.

b) Deed of Sale of the building dated 16/12/1993 executed between MHADA and Shivneri Co-operative Housing Society Ltd registered with Sub-Registrar of Assurances, Bandra under Document No PBDR/5752 on 1993.

iv. Development Agreement dated 04/10/2023 executed between Shivneri Co-operative Housing Society Ltd, members of Shivneri Co-operative Housing Society Ltd., and M/s. Dotom Seasons LLP registered with the Joint Sub Registrar of Assurances, Borivali under Document No. BRL-2 /5216 on 04/10/2023.

v. Property Register Card issued by the City Survey Office Borivali

vi. **Search report for 30 years from 1990 to 2024 (35 Years).**

Searches taken in the Office of the Sub Registrar of Assurances at Mumbai, (Old Custom House), Office of the Sub Registrar of Assurances at Bandra, Sub Registrar of Assurances Goregaon and Office of the Sub Registrar of Assurances at Borivali, through Search Clerk Mr. S. M. Patekar in respect of the aforesaid property for a period commencing from the year 1990 to 2024 (35 years).

2. 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 MHADA is the owner of the land bearing Plot.No. 110 R.S.C. 37 Municipal R Ward Borivali (West), Mumbai - 400-092 and bearing C.T.S No. 189 (part), and 191(Part) C.T.S. No. 19 admeasuring about



[Handwritten signature]

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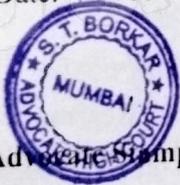
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627.25 Sq. Mts lying being and situated at Village Borivali, Taluka Borivali within the Registration District of Mumbai Suburban and title of MHADA to the said land is clear, marketable and free from all encumbrances for Development of the said property subject to the rights of the lessee Shivneri Co-operative Housing Society as per Lease Deed dated 16/12/1993 and M/s. Dotom Seasons LLP are entitled to redevelop the said property as per registered Development Agreement dated 04/10/2023.

3. The report reflecting the flow of the title of the M/s. Dotom Seasons LLP on the said property is enclosed herewith as Annexures.

Encl : Annexures

Date: 15/10/2024



[Advocate Stamp]

S. T. Borkar

(Advocate, High Court)



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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Copy of Property Register Card in respect of C.T.S. No. 19 Village Borivali M.S.D. issued by the City Survey Office Borivali.
- 2) Copy of Lease dated 16.12.1993 executed between MHADA and Shivneri Co-operative Housing Society Ltd registered with Sub-Registrar of Assurances Bandra under Document No PBDR/5751/1993 on 16.12.1993 and indexed on 10/05/2016.
- 3) Deed of Sale dated 16.12.1993 executed between MHADA and Shivneri Co-operative Housing Society Ltd Co-operative Housing Society Ltd registered with Sub-Registrar of Assurances, Bandra under Document No PBDR/5752/1993 on 16.12.1993.
- 4) Copy of Index II of Development Agreement dated 04/10/2023 executed between Shivneri Co-operative Housing Society Ltd. its members and M/s. Dotom Seasons LLP registered with the Joint Sub Registrar of Assurances Borivali under Document No. BRL-1/5216/2023 on 04/10/2023.
- 5) Searches taken in the Office of Sub Registrar of Assurances at Mumbai, (Old Custom House), Office of the Sub Registrar of Assurances at Bandra Sub Registrar of Assurances Goregaon and Office of the Sub Registrar of Assurances at Borivali through Search Clerk Mr. S. M. Patekar in respect of the afore said property for a period commencing from the year 1990 to 30.09.2024 (35years).

Encl: Annexure.

Date: 15 / 10 / 2024



[Advocate Stamp]

S. T. Borkar

(Advocate, High Court)