

PUSHPRAJ S. SINGH
ADVOCATE

Off: Singh Niwas, Panch Bawadi, Goregaon (East), Mumbai - 400 063,
Email: advpushpraj108@gmail.com, M- 9920383384

23rd July 2021

REPORT ON TITLE
FORMAT-A
(Circular no. 28/2021)

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

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to all that piece and parcel of land admeasuring about 7113.10 sq. meters at CTS Nos. 1B/7, 1B/7/1 to 4, 8, 8/1 to 8, 9A, 9/A/1 to 12 and land admeasuring about 1096.80 Sq. mtrs at, CTS Nos. 1/B/10/B aggregating total land admeasuring about 8209.90 Sq. mtrs. of village: Dindoshi, Taluka Borivali, Mumbai Suburban District (Hereinafter referred as the said plot "Said Plot of Land")

1. I have investigated the title of said plot on the request of M/s. Shree Swami Samarth Developers and following documents:-

- 1) All that piece and parcel of land admeasuring about 7113.10 sq. meters at CTS Nos. 1B/7, 1B/7/1to4, 8, 8/1 to 8, 9A, 9/A/1to 12 and land admeasuring about 1096.80 Sq. mtrs at, CTS Nos.

PUSHPRAJ S. SINGH
ADVOCATE

Off: Singh Niwas, Panch Bawadi, Goregaon (East), Mumbai - 400 063,
Email: advpushpraj108@gmail.com, M- 9920383384

1/B/10/B aggregating total land admeasuring about 8209.90 Sq.
mtrs. of village: Dindoshi, Taluka Borivali, Mumbai Suburban
District

- 2) Development Agreement coupled with Power of Attorney both dated 12/09/2008 duly executed by and between Panchratna SRA Co-Operative Housing Society Ltd., and M/s. Shree Swami Samarth Developers.
- 3) Joint Development Agreement dated 2nd July, 2018 duly executed and registered by and between M/s. Shree Swami Samarth Developers on one part and HOMEWELL REALTY LLP on the other part, registered at office of Sub-registrar office -6 Borivali having Registration No. 8089/2018 and Irrevocable Power of Attorney executed dated 02/07/2018 in favour of HOMEWELL REALTY LLP by Shree Swami Samarth Developer duly registered at office of Sub-registrar office -6 Borivali having Registration No. 8090/2018.
- 4) Property Card issued by State Government (Revenue Department) for following CTS Nos.
 - i) Dated 17/05/2021 for CTS No. 1/B/7, Mutation Entry No. 72 dated 01/12/2006, Mutation Entry No. 93 dated

PUSHPRAJ S. SINGH

ADVOCATE

Off: Singh Niwas, Panch Bawadi, Goregaon (East), Mumbai - 400 063,

Email: advpushpraj108@gmail.com, M- 9920383384

28/11/2008, Mutation Entry No. 191, dated 14/12/2015,

Mutation Entry No. 250 dated 07/05/2021.

- ii) Dated 28/12/2018 for CTS No. 1/B/7/1, Mutation Entry 76 dated 01/12/2006.
- iii) Dated 27/12/2018 for CTS No. 1/B/7/2, Mutation Entry 76 dated 01/12/2006, Mutation Entry No. 93 dated 28/11/2008.
- iv) Dated 27/12/2018 for CTS No. 1/B/7/3, Mutation Entry 76 dated 01/12/2006, Mutation Entry No. 93 dated 28/11/2008.
- v) Dated 28/12/2018 for CTS No. 1/B/7/4, Mutation Entry 76 dated 01/12/2006, Mutation Entry No. 93 dated 28/11/2008.
- vi) Dated 11/09/2018 for CTS No. 8, Mutation Entry 93 dated 28/11/2008.
- vii) Dated 29/06/2018 for CTS No. 8/1, Mutation Entry 93 dated 28/11/2008.
- viii) Dated 29/06/2018 for CTS No. 8/2, Mutation Entry 93 dated 28/11/2008.
- ix) Dated 29/06/2018 for CTS No. 8/3, Mutation Entry 93 dated 28/11/2008.,

PUSHPRAJ S. SINGH
ADVOCATE

Off: Singh Niwas, Panch Bawadi, Goregaon (East), Mumbai – 400 063,
Email: advpushpraj108@gmail.com, M- 9920383384

- x) Dated 29/06/2018 for CTS No. 8/4, Mutation Entry 93
dated 28/11/2008.
- xi) Dated 29/06/2018 for CTS No. 8/5, Mutation Entry 93
dated 28/11/2008.
- xii) Dated 01/09/2019 for CTS No. 8/6, Mutation Entry 93
dated 28/11/2008.
- xiii) Dated 29/06/2018 for CTS No. 8/7, Mutation Entry 93
dated 28/11/2008.
- xiv) Dated 29/06/2018 for CTS No. 8/8, Mutation Entry 93
dated 28/11/2008.
- xv) Dated 27/12/2018 for CTS No. 9/A, Mutation Entry 93
dated 28/11/2008.
- xvi) Dated 13/09/2019 for CTS No. 9/A/1, Mutation Entry 93
dated 28/11/2008.
- xvii) Dated 13/07/2018 for CTS No. 9/A/2, Mutation Entry 93
dated 28/11/2008.
- xviii) Dated 16/07/2018 for CTS No. 9/A/3, Mutation Entry 93
dated 28/11/2008.
- xix) Dated 12/07/2018 for CTS No. 9/A/4, Mutation Entry 93
dated 28/11/2008.

PUSHPRAJ S. SINGH
ADVOCATE

Off: Singh Niwas, Panch Bawadi, Goregaon (East), Mumbai - 400 063,
Email: advpushpraj108@gmail.com, M- 9920383384

- xx) Dated 12/07/2018 for CTS No. 9/A/5, Mutation Entry 93 dated 28/11/2008.
- xxi) Dated 18/07/2018 for CTS No. 9/A/6, Mutation Entry 93 dated 28/11/2008.
- xxii) Dated 18/07/2018 for CTS No. 9/A/7, Mutation Entry 93 dated 28/11/2008.
- xxiii) Dated 18/07/2018 for CTS No. 9/A/8, Mutation Entry 93 dated 28/11/2008.
- xxiv) Dated 16/07/2018 for CTS No. 9/A/9, Mutation Entry 93 dated 28/11/2008.
- xxv) Dated 13/07/2018 for CTS No. 9/A/10, Mutation Entry No. 93, dated 28/11/2008.
- xxvi) Dated 13/09/2019 for CTS No. 9/A/11, Mutation Entry No. 93, dated 28/11/2008.
- xxvii) Dated 13/09/2019 for CTS No. 9/A/12, Mutation Entry No. 93, dated 28/11/2008.
- xxviii) Dated 04/08/2018 for CTS No. 1/B/10/B, Mutation Entry 129 dated 06/10/2021, Mutation Entry No. 131, dated 06/10/2012.

5) Search report taken by my search clerk Mr. Ravindra Gaikar at my instructions and directions for 30 years from 1992 to 2021

PUSHPRAJ S. SINGH

ADVOCATE

Off: Singh Niwas, Panch Bawadi, Goregaon (East), Mumbai - 400 063,

Email: advpushpraj108@gmail.com, M- 9920383384

taken from Sub-Registrar of Assurance at Mumbai (Old Custom House), Sub-Registrar of Assurance at Bandra and Sub-Registrar at Borivali -1,2,3,4,5,6,7,8 & 9.

2. On perusal of the above-mentioned documents and all other relevant documents as stated above more particularly Joint Development Agreement dated 2nd July, 2018 duly executed and registered by and between M/s. Shree Swami Samarth Developers on one part and HOMEWELL REALTY LLP. I am of the opinion that the title of M/s. Shree Swami Samarth Developers and HOMEWELL REALTY LLP is clear, marketable and without any encumbrances.

Owners of the land

- (1) MCGM & SRA through State Government, State Government for CTS Nos. 1/B/7, 1/B/7/1 to 4,
- (2) MCGM for CTS Nos. 8, 8/1 to 8,
- (3) MCGM for CTS Nos. 9A, 9/A/1 to 12.
- (4) Shree Swami Samarth Developers on CTS No. 1/B/10/B.

I say that, the subject plot of land is declare as slum area by Government of Maharashtra through Notification dated 27th October, 1977. The local slum dwellers have formed the society namely Panchratna SRA Co-operative Hosing Society Ltd., having Registration

PUSHPRAJ S. SINGH

ADVOCATE

Off: Singh Niwas, Panch Bawadi, Goregaon (East), Mumbai - 400 063,

Email: advpushpraj108@gmail.com, M- 9920383384

No.M.U.M./S.R.A./H.S.G./T.C.)/12198/2012 to developed the said plot of land under Slum Rehabilitation Scheme and by GBR dated 31/08/2008 had given consent in favour Shree Swami Samarth Developers. Accordingly, Development Agreement dated 12th September, 2008 duly executed by and between the Panchratna SRA Co-operative Housing Society (Propose) then on one part and Shree Swami Samarth developers on the other part.

I say that, accordingly Revised Letter of Intent dated 9th November 2020 issued by SRA in favour of Shree Swami Samarth Developer under File No. SRA/ENG/2045/PS/MCGM & STGL/AP which is amended time to time upto date.

I say that, Revised IOA for Rehab building issued by SRA dated 24th November, 2020 in favour of Shree Swami Samarth Developer under file No. SRA/ENG/2920/PS/MCGM & STGL/Ap which is amended time to time upto date. And amended IOA for sale building dated 24th November, 2020 issued by SRA in favour of Shree Swami Samarth Developer under file No. SRA/ENG/3379/PS/MCGM & STGL/ Ap which is amended time to time upto date.

That Re-endorsed Commencement Certificate for Rehab Building by SRA issued on 25th November, 2020 in favour of Shree Swami Samarth Developer under file No. SRA/ENG/2920/PS/MCGM

PUSHPRAJ S. SINGH
ADVOCATE

Off: Singh Niwas, Panch Bawadi, Goregaon (East), Mumbai - 400 063,
Email: advpushpraj108@gmail.com, M- 9920383384

& STGL/AP which is amended time to time upto date. That further the Re-endorsed Commencement Certificate for Sale Building by SRA dated 25th November, 2020 issued in favour of Shree Swami Samarth Developer under File No. SRA/ENG/3379/PS/MCGM & STGL/ Ap which is amended time to time upto date.

I say that, Shree Swami Samarth Developers have entered in to registered Joint Development Agreement dated 02nd July, 2018 duly executed and registered by and between Shree Swami Samarth Developers on the one hand and HOMEWELL LLP on the other hand, the said document is registered at the office of Sub-registrar office-6 Borivali having Registration No. BRL/ 8089/2018.

In my opinion and in view of the above documents and agreements the title of Shree Swami Samarth Developer and HOMEWELL LLP has the right to develop the said properties as mentioned in the Schedule hereunder is clear, marketable and free from all encumbrances.

3. The report reflecting the flow of the title of the Owners i.e., MCGM, SRA through State Government, State Government and Shree Swami Samarth Developer and HOMEWELL REALTY LLP on the said land is enclosed herewith as annexure.

Encl: Annexures.

Date - 23/07/2021


PUSHPRAJ S. SINGH
ADVOCATE
Singh Niwas, Panch Bawadi,
Goregaon (E); Mumbai- 400 063.

MAH/337/2011

PUSHPRAJ S. SINGH
ADVOCATE

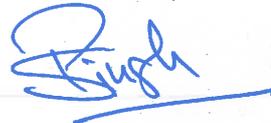
Off: Singh Niwas, Panch Bawadi, Goregaon (East), Mumbai - 400 063,
Email: advpushpraj108@gmail.com, M- 9920383384

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) P.R. Card and Mutation Entry as on date of application for registration.
- 2) Search report for 30 years from 1992 to 2021 taken from Sub-Registrar of Assurance at Mumbai (Old Custom House), Sub-Registrar of Assurance at Bandra and Sub-Registrar at Borivali - 1,2,3,4,5,6,7,8 & 9.
- 3) Title Certificate in respect to the subject land.
- 4) Development Agreement dated 12/09/2008 duly executed by and between Panchratna SRA Co-Operative Housing Society Ltd., and M/s. Shree Swami Samarth Developers.
- 5) Joint Development Agreement dated 2nd July, 2018 duly executed and registered by and between M/s. Shree Swami Samarth Developers on one part and HOMEWELL REALTY LLP on the other part, registered at office of Sub-registrar office -6 Borivali having Registration No. 8089/2018.

Date - 23/07/2021


PUSHPRAJ S. SINGH
ADVOCATE
Singh Niwas, Panch Bawadi,
Goregaon (E), Mumbai- 400 063
MAH/337/2011