



# LAW SCRIBES

*Advocates & Solicitors*

Reference Number:

LS/NM/VT/088

Date :

14<sup>th</sup> February, 2022

To:

The Maharashtra Real Estate Regulatory Authority (MAHARERA)  
6<sup>th</sup> & 7<sup>th</sup> 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 land admeasuring 1,311 square meters or thereabouts and forming part of the larger land bearing CTS Nos. 11, 12(P), 13(P), 27(P), 28, 29, 32 (P), 34(P), 38, 55(P), and 96(P) all of Village Oshiwara, Taluka Andheri, Mumbai Suburban District (being the layout of Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA") at Oshiwara, Jogeshwari (West), Mumbai); and bearing plot/building no. 3 in the said layout of MHADA situate at Oshiwara, Jogeshwari (West), Mumbai (hereinafter referred to as "the said Land").

1. On instructions of our clients **Dev Land & Housing Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 and validly existing under the provisions of the Companies Act, 2013, holding Corporate Identification Number U70100MH2006PTC161220; and having its registered office at 10<sup>th</sup> floor, Dev Plaza, S.V. Road, Andheri - West, Mumbai - 400 058 (hereinafter referred to as "the Developer"), we have investigated the title of the **Oshiwara Satpuda Co-operative Housing Society Limited**, a co-operative society registered under Maharashtra Co-operative Societies Act, 1960, bearing registration no. BOM/HSG/OH/9066 dated 21<sup>st</sup> August, 1995 and having its registered office at Building No. 3, Oshiwara, New Link Road, Jogeshwari (West), Mumbai - 400 102 (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. Indenture of Lease dated 6<sup>th</sup> November, 1998, which is registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. PBDR-1-1113-1998;
- b. Deed of Sale dated 6<sup>th</sup> November, 1998, which is registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. PBDR-1-1111-1998;
- c. Development Agreement dated 17<sup>th</sup> June, 2019, which is registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-6272-2019;
- d. Irrevocable Power of Attorney dated 17<sup>th</sup> June, 2019, which is registered with the Sub-Registrar of Assurances at Andheri no. 1 under serial no. BDR1-6273-2019;

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- e. Certain other approvals issued by various authorities including the MHADA, as mentioned in flow of the entitlement of the Developer annexed hereto; and
  - f. Search report of the searches taken with the offices of the Sub-Registrar of Assurances at Mumbai City, Bandra and Andheri Taluka for a period of 30 (thirty) years from 1992 to 2021.
2. We have also issued public notices in 2 (two) newspapers viz. Free Press Journal (English – Mumbai edition) and Navshakti (Marathi – Mumbai edition) both dated 8<sup>th</sup> December, 2021 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 Oshiwara Satpuda Co-operative Housing Society Limited to the said Land, as a lessee of MHADA as per the terms and conditions mentioned in the Indenture of Lease dated 6<sup>th</sup> November, 1998, is clear and without any encumbrances; and further that the Developer viz. Dev Land & Housing Private Limited is entitled to undertake development of the said Land by constructing one or more new multi-storeyed building/s on the said Land in accordance with the terms and conditions of the Development Agreement dated 17<sup>th</sup> June, 2019.

**Owner of the Land:**

MHADA - CTS Nos. 11, 12(P), 13(P), 27(P), 28, 29, 32 (P), 34(P), 38, 55(P), and 96(P) all of Village Oshiwara, Taluka Andheri, Mumbai Suburban District.

**Lessee of the Land:**

The Oshiwara Satpuda Co-operative Housing Society Limited - CTS Nos. 11, 12(P), 13(P), 27(P), 28, 29, 32 (P), 34(P), 38, 55(P), and 96(P) all of Village Oshiwara, Taluka Andheri, Mumbai Suburban District

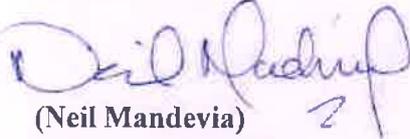
**Developer of the Land:**

Dev Land & Housing Private Limited - CTS Nos. 11, 12(P), 13(P), 27(P), 28, 29, 32 (P), 34(P), 38, 55(P), and 96(P) all of Village Oshiwara, 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

