



FORMAT – A

(Circular No:- 28/2021)

To,

Maharashtra Real Estate Regulatory Authority (MahaRERA),

6th & 7th Floor, Housefin Bhuvan,

Plot C 21E – Block, Bandra Kurla Complex,

Bandra (East), Mumbai 400051.

Sub: All that piece or parcel of land bearing Sub-Plot Nos. 59, Old Final Plot No.624 New Final Plot No. 620/30 (earlier known as New F.P. No.620) of T.P.S.-III, Borivali (West), Mumbai – 400 092, Village Borivali, Taluka Borivali, in the Registration District Mumbai and Sub-District Mumbai Suburban (“**Land**”), admeasuring about 1067 sq. mtrs. as per Conveyance Deed and admeasuring about 1037 sq. mts. as per the old approved plans, along with a building known as ‘Anuja’ consisting of ground + 4 upper floors standing thereon (“**Building**”) (collectively, the “**Property**”)

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1. INTRODUCTION :

I have investigated the title of Anuja Co-operative Housing Society Limited (“**Society**”) to the said property, on the request of my client **M/s. H Rishabraj Developers** (“**Developer**”) and on perusal of the copies of documents mentioned below, I observe as under.

2. DESCRIPTION OF THE PROPERTY

ALL THAT piece or parcel of land or ground together with building standing thereon and known as “**Anuja**” lying being and situated at “Kastur Park”, Shimpoli Road, Borivali (West), Mumbai- 400092 of Village Borivali and Taluka Borivali in the registration District and Sub District Mumbai City and Mumbai Suburban and bearing Sub-Plot Nos. 59,Old Final Plot No.624 New Final Plot No. 620/30 (earlier known as New F.P. No.620) of Town Planning Scheme III of Borivali (West), admeasuring 1067 square meters (as per Conveyance Deed) and 1037 sq. mts. (as per the MCGM approved plans) or thereabouts and delineated on the plan thereof hereto annexed and shown by red boundary line and bounded as follows:

On or towards the East : Recreation Ground of the said layout



On or towards the West : Public Road 60” wide

On or towards the North : Sub Plot No.58 of Old F.P.624 New F.P. 620

On or towards the South : Open Space

3. **DOCUMENTS OF ALLOTMENT OF PLOT PERUSED AND GRANT OF DEVELOPMENT RIGHTS IN RESPECT THEREOF:**

- i) A Deed of Conveyance dated 31st December,2014 registered with Sub-Registrar vide Sr. No. BRL-03-1192 of 2015
- ii) Development Agreement Dated 04.08.2025 registered with Jt. Sub-Registrar at Mumbai-23 vide Sr. No. MBI-23/12822 of 2025
- iii) Power of Attorney Dated 04.08.2025 with duly registered with the sub- registrar of Assurance under Sr. No. MBI-23/12823 of 2025
- iv) Society Registration Certificate dated 14th October,1988 Registration No. BOM/WR/HSG (TC)/3686 of 1988-89

4. **PROPERTY CARD AND REVENUE RECORD:**

The Property Card in respect of the said Land is standing in the name of M/s. L. K. Builders. and records an area admeasuring 1067 sq. mtrs., as per Property Card (as per Conveyance Deed) and 1037 sq. mts. (as per the MCGM approved plans)

5. **OWNERS OF THE LAND**

By virtue of the aforesaid deeds and event was seized, possessed and sufficiently entitled of the Property.

6. 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 the title of Anuja Co-operative Housing Society Limited is clear, marketable and without any encumbrances and **M/s. H Rishabraj Developers** is entitled to redevelop the said property.

Owner of the land

Anuja Co-operative Housing Society Ltd.

Developer of the land

M/s. H Rishabraj Developers

P. S. GHILDIYAL., B.L.S. LL.B, H.D.C.M.

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7. The report reflecting the flow of the title of Anuja Co-operative Housing Society Ltd. as owners and **M/s. H Rishabraj Developers** as Developer on the said land is enclosed herewith as Annexure-A.

8. I have handed over the entire Original & Xerox copies to the concerned and nothing remains with the Advocate.

Yours faithfully,

P.S. Ghildiyal,
Advocate, High Court

Encl : Annexure -A

Date : _____

N.B.: The Title Report thereto are issued for my client's use and are based on copies of the documents furnished to me as mentioned therein.



Annexure-A

(Circular No:-28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sub: all that piece or parcel of land bearing Sub-Plot Nos. 59, Old Final Plot No.624 New Final Plot No. 620/30 (earlier known as New F.P. No.620) of T.P.S.-III, Borivali (West), Mumbai – 400 092, Village Borivali, Taluka Borivali, in the Registration District Mumbai and Sub-District Mumbai Suburban (“**Land**”), admeasuring about 1067 sq. mtrs. as per Conveyance Deed and admeasuring about 1037 sq. mts. as per the old approved plans, along with a building known as ‘Anuja’ consisting of ground + 4 upper floors standing thereon (“**Building**”) (collectively, the “**Property**”)

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My observation relating to the title of the “Anuja Co-Operative Housing Society Limited” to the said property described in the Schedule hereunder written and also the entitlement of **M/s. H Rishabraj Developers**, to undertake the redevelopment of the said property is as under:

- a) Originally, the said Land was owned and possessed by one M/s. L. K. Builders (a partnership concern), as part of a larger approved layout. After obtaining the requisite approvals and permissions from the concerned authorities, the said M/s. L. K. Builders constructed the said Building and sold various flats therein to the respective purchasers;
- b) M/s. L. K. Builders as the developer/promoter made necessary applications to the Municipal Corporation of Greater Mumbai in respect of the said Land and in terms of the approved plans, constructed buildings ‘Anuja’ consisting of Ground + four upper floors with Two wings i.e., “A” & “B” having 15 Flats each (“**Building**”).
- c) The Occupation Certificate dated 5th October 1990 No. CE/4664/BSII/A/R was issued by Municipal Corporation of Greater Mumbai in respect of the said Building.



- d) The said M/s. L. K. Builders sold all the flat in the said Building to various purchasers and handed over possession of their respective premises against the payment of the entire consideration amount.
- e) The purchasers of the premises formed a co-operative society by the name of “Anuja Co-Operative Housing Society Ltd.”, under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/WR/HSG (TC)/3686 of 1988-89 dated 14th October, 1988 (“**Society**”).
- f) By and under a Deed of Conveyance dated 31st December, 2014 executed by and between M/s. L. K. Builders (therein referred to as the Vendor/Owners) of the One Part; and the said Society i.e. Anjua Co-operative Housing Society Limited (therein referred to as the Purchaser) of the Other Part and duly registered under with the concerned Sub-Registrar of Assurances at Mumbai under Sr. No. BRL-03-1192 of 2015 (“**Deed of Conveyance**”), the Vendors therein granted, conveyed, transferred and assured unto the said Society, the said Property, for the consideration and in the manner contained therein.
- g) Pursuant to the aforesaid Deed of Conveyance, the Society became absolutely entitled to the said Property.
- h) The Said society by and under Development Agreement dated 04.08.2025 executed by and between the said society and Said Members and the Developer and duly registered with the sub- registrar of assurances under Sr. No. MBI-23/12822 of 2025, Dated 04.08.2025, the Society and Members therein did thereby grant and assign Development Rights in respect of the said property for consideration and on terms, conditions and covenants therein recorded. The said society have also issued registered Power of Attorney Dated 04.08.2025 with duly registered with the sub- registrar of Assurance under Sr. No. MBI-23/12823 of 2025, The said documents are not the subject matter of any litigation and the same is valid, subsisting and binding upon the parties thereto.
- i) Thus, the appointment of **M/s. H Rishabraaj Developers** as Developers of the said property by the Society is valid and legal and as Developers **M/s. H**



Rishabraj Developers., is fully entitled to implement redevelopment of the said property.

- i) Any other relevant title – Not Applicable
- ii) Litigations if any – Not Applicable

Yours faithfully,

P.S. Ghildiyal,
Advocate, High Court

N.B.: The Title Report thereto are issued for my client's use and are based on copies of the documents furnished to me as mentioned therein.

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