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To
Maharashtra Real Estate
Regulatory Authority,
Bandra (East), Mumbai

LEGAL TITLE REPORT

Sub: All that piece and parcel of land bearing Survey No. 17, Hissa No. 6 (pt) corresponding to CTS No. F.P. 623 admeasuring 395.20 sq. Mtrs or thereabout of Borivali TPS – III Scheme of Village and Taluka Borivali, Mumbai Suburban District alongwith building of ground plus 3 upper floors standing thereon and known as ‘New Shivam Co-operative Housing Society Limited’ located at Shimpoli Road, Borivali West, Mumbai 400092 (the said property).

At the instance of our client “Brahma Realtors”, a sole proprietorship concern of Mr. Mithiil N. Jaain, having address at A-802, Ekta Bhoomi Classic, Mahavir Nagar, Kandivali West, Mumbai 400067, I have investigated their title with respect to the above mentioned property and this certificate is issued after carefully going through and perusing the documents provided to me which are referred to hereinafter.

1) Description of the property:

All that piece and parcel of land bearing Survey No. 17, Hissa No. 6 (pt) corresponding to CTS No. F.P. 623 admeasuring 395.20 sq. Mtrs or thereabout of Borivali TPS – III Scheme of Village and Taluka Borivali, Mumbai Suburban District alongwith building of ground plus 3 upper floors standing thereon and known as ‘New Shivam Co-operative Housing Society Limited’ located at Shimpoli Road, Borivali West, Mumbai 400092 (the said property).

For the purpose of title investigation, I have perused and referred the following documents as provided to me;

2) The documents of allotment of plot:

- i. Copy order of Deemed Conveyance dated 23/8/2016 and corrigendum dated 21/11/2017 passed by the District Deputy Registrar of Co-operative Societies- IV, Mumbai.
- ii. Copy of Unilateral conveyance Deed dated 10.02.2022 and duly registered with the Sub Registrar of Assurances at Borivali under sr. No. BRL-4/2587/2022.
- iii. Copy of Development Agreement dated 28th June 2022 which is duly registered with the Office of the Sub-Registrar of Assurances at Borivali-7 at under Serial No. 9238/2022 made between the Society and M/s S.R. & Co.
- iv. Copy of General Power of Attorney dated 28th June 2022 in favour of Mr. Vipul K. Mehta, sole proprietor of M/s S. R. & Company duly registered with the Sub-Registrar of Assurances at Borivali – 7 under Serial No. 9239/2022.
- v. Copy of Joint Development Agreement dated 25th August 2023 in favour of M/s Brahma Realtors.

3) Property Registration Card :- issued by City Survey Officer, Borivali of CTS No. F.P. 623 as well as latest online PR card.

I have been informed that there are no litigations pending with respect to the said property.

On perusal of the above mentioned documents and based on the search reports provided to me, I am of the opinion that” M/s Brahma

Realtors” i.e. the Developer of the said property and is entitled to develop the same as per agreed terms and conditions as recorded in the Development Agreement dated 25th August 2023 and its title to develop is clear and marketable, free from encumbrances. Details of encumbrances, if any, are mentioned separately in.

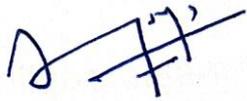
Owner of the said property / land is New Shivam Co-operative Housing Society Limited a society

Qualifying comments / remarks:

Before issuing this certificate of title, I have relied upon the photocopies of the title deeds/agreements as provided to me and believing them to be true and correct.

The report reflecting the flow of title is enclosed herewith as **Annexure – 2.**

Dated this 15th October 2024



SHREYAS K. VYAS
Advocate High Court



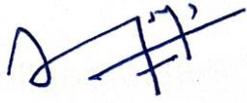
Encl: Annexure 1 & 2

ANNEXURE – 1

Details of Encumbrances

On perusal of the above mentioned documents provided to me, I am of the opinion that there are no encumbrances affecting the said property.

Dated this 15th October 2024



SHREYAS K. VYAS
Advocate High Court



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ANNEXURE – 2

FLOW OF TITLE

All that piece and parcel of land bearing Survey No. 17, Hissa No. 6 (pt) corresponding to CTS No. F.P. 623 admeasuring 395.20 sq. Mtrs or thereabout of Borivali TPS – III Scheme of Village and Taluka Borivali, Mumbai Suburban District alongwith building of ground plus 3 upper floors standing thereon and known as ‘New Shivam Co-operative Housing Society Limited’ located at Shimpoli Road, Borivali West, Mumbai 400092 (the said property).

1. By an order of Deemed Conveyance dated 23/8/2016 and corrigendum dated 21/11/2017 passed by the District Deputy Registrar of Co-operative Societies- IV, Mumbai and further pursuant to execution of Unilateral conveyance Deed dated 10.02.2022 and duly registered with the Sub Registrar of Assurances at Borivali under sr. No. BRL-4/2587/2022, the Society herein became the sole and absolute owner of the said property viz. All that piece and parcel of land bearing Survey number 17. Hissa No. 6(pt) corresponding to CTS No. F.P. 623 admeasuring 395.20 sq. mtrs or thereabout of Borivali TPS – III scheme of Village and Taluka Borivali, Mumbai Suburban District along with building of ground plus 3 upper floors standing Theron and known as ‘New Shivam Co-

operative Housing Society Limited' located at Shimpoli Road, Borivali West, Mumbai 400092.

2. By and under a Development Agreement dated 28th June 2022 executed by the said Society in favour of M/s. S.R. & Co. through his proprietor Vipul Kantilal Mehta (the Developer), duly registered with the Sub-Registrar of Assurance at Borivali-7 at under Serial No. 9238/2022, the said Society has granted the development rights of the said property in favour of the said Developer M/s. S.R. & Co., on the terms and conditions more particularly recorded therein. Even the PR card of the said property is standing in the name of the owner i.e. New Shivam Co-operative Housing Society Ltd.
3. Simultaneously alongwith the aforesaid Development Agreement, the Society has also ranted and issued a General Power of Attorney dated 28th June 2022 in favour of Mr. Vipul K. Mehta, sole proprietor of M/s S. R. & Company authorizing him to carry out the various acts, deeds and things as duly recorded therein which is also duly registered with the Sub-Registrar of Assurances at Borivali – 7 under Serial No. 9239/2022.
4. By an Agreement for Joint Development dated 25th August 2023, entered into between M/s S.S.R. & Company sole proprietorship of

Mr. Vipul Kantilal Mehta therein referred to as “Developer/Erstwhile Developer” and M/s Brahma Realtors sole proprietorship of Mr. Mithiil N. Jain therein referred to as the New Incoming Developer , wherein both the parties had decided to jointly develop the property as per the terms and conditions recorded specifically in the said Agreement.

5. Before issuing this certificate of title, we had got search of said property carried out through search clerk Mr. Ganesh Gawade, Search Clerk, who has taken the search in the offices of Sub-Registrar of Assurances at Bombay, Bandra and Borivali from year 1993 to 2022 with respect of the said property and as per his report dated 16th August 2022, there are no registered encumbrances of any nature whatsoever with respect to the said property. We have also been informed that there are no litigations pending with respect to the said property.

6. In light of the facts stated hereinabove and based on the examination of relevant documents and papers, we are of the opinion that M/s Brahma Realtors is entitled to the develop the said property on the terms and conditions recorded in the said Joint Development Agreement dated 25th August 2023 as per the

applicable laws and regulations of DCR 2034 and its title to develop the said property is clear and marketable.

Date: 15th October 2024

Place: Mumbai



A handwritten signature in blue ink, appearing to be "Shreyas K. Vyas" with a stylized flourish at the end.

SHREYAS K. VYAS
Advocate High Court

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