

Monesh R. Sharma

B.Com. LLB.

ADVOCATE HIGH COURT MUMBAI

H.C.O.S. Reg. No. 7129

Office : Flat No. A-4, Moti Baug, Rani Sati Marg, Malad (E), Mumbai - 400 097. Tel: 022 - 28772020
Correspondence Address: 102/A, Ginni Apartment, Rani Sati Marg, Malad (E), Mumbai - 400 097.

FORMAT – A

(Circular No.: -28/2021)

To,

The Maharashtra Real Estate Regulatory Authority (MahaRERA)

Housing Bhavan, Plot No.C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai-400051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Property bearing C.T.S No.22/1, situated at Linking Road Extension, Santacruz West, Mumbai-400 054, Mumbai Suburban District (;hereinafter referred as 'the said Plot) along with Ground plus Three Upper Floor having 18 Residential Flat/s and 03 Commercial Shop standing thereon (prior to demolition) known as "InderMohini CHS", situated at Linking Road Extension, Santacruz West, Mumbai-400 054, assessed by B.M.C. (said Building) (the said land and the said Building together referred as "The said Property").

I have investigated the Title of the said Plot on the request of MESSERS D.G.S LAND DEVELOPERS (INDIA) PRIVATE LIMITED (Developers) represented by its Authorized Director Mr. Rohan Brahmdev Shukla & following documents/ informations i.e.



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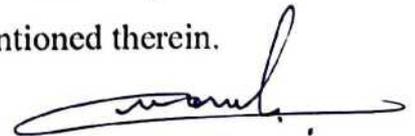
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1) Description of the Property:

All that Piece & Parcel of Land admeasuring 815 Square Meters or thereabouts, bearing CTS No.22/1, of Revenue Village:Ward-G-Ward, Taluka:CTSO-CTS Bandra, Mumbai Suburban District, situated at Linking Road Extension, Santacruz West, Mumbai-400 054, along with the 03 Storied Building standing thereon, having 18 Residential Flat/s & 03 Shops located therein (prior to demolition for contemplated Re-development) known as "InderMohini CHS" at Linking Road Extension, Santacruz West, Mumbai-400 054, in the Mumbai Suburban and within the Registration District & Sub-District of Mumbai City and Mumbai Suburban.

2) The Document/s of Ownership of the said Plot: -

(i) That vide an Registered Deed of Conveyance dated:29th June 1971, (Registered vide Serial No.BOM/R-2821/1971, in the Office of Sub-Registrar of Assurances), made & executed by & between One Pushpavati Brijraj Misra as the Vendor, One Jugalkishore Karnani, as the First Confirming Party, One Messers International Commercial Corporation Private Limited, as the Second Confirming Party, One Inderdev Kapoor, as the Third Confirming Party & Messers InderMohini Co-operative Housing Society Limited, as the Purchasers therein, wherein the said Vendor and the Confirming parties thereto duly sold, transferred, conveyed & assigned the said property mentioned therein admeasuring 815 square meters or thereabouts & accordingly the said Society namely Messers InderMohini Co-operative Housing Society Limited became well seized & possessed off the said Plot (said property) on Ownership basis, as mentioned therein.



ii) That by a Registered Development Agreement dated:04th August, 2023 (Registered vide No.BDR-1/11240/2023, dated:04-08-2023, in the Office of Sub-Registrar of Assurances-Andheri-1, M.S.D., the said Society/Owners therein on the One hand, the said Developers therein as well as herein as the 'Developers' on the Other Hand and the said Existing Society Members, as the 'Existing Members', on the Other Hand, duly executed by and between them, wherein the said Society with the consent & confirmation of the said Society Members therein, granted & assigned the Re-development rights pertaining to the said Plot (said property), to, unto and in favour of the said 'Developers' therein (the said Developers herein), upon the terms & conditions as mentioned therein.

iii) That by virtue of the Registered Special Power of Attorney dated:04th August, 2023, (Registered vide No.BDR-1/11243/2023, dated:04-08-2023, in the Office of the Sub-Registrar of Assurances-Andheri-1, M.S.D), wherein the said Society granted to & unto the said Authorized Director of the said Developers therein, various powers and authorities, to facilitate the contemplated Re-Development of the said Property, as more particularly mentioned therein. That the said Special Power of Attorney is valid & subsisting & will co-exist concurrently with the aforesaid Re-development rights granted under the said Registered Development Agreement dated: 04th August, 2023, as stated therein.

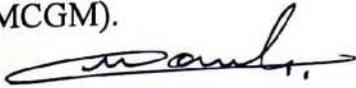
3) Property Register Card/s, issued by City Survey Dept.;Mutation Entry/ies dated:07-02-2017, mentions the name of the said Society/Owners Messers Inder Mohini Co-operative Housing Society Limited, as the Holders thereon.

- 4) Search Report dated:10-03-2023 of 52 years from 1971 till 2023.

On the Perusal the abovementioned documents and all relevant documents/papers /writings relating to the Title of the said Property, I am of the opinion that the Title of InderMohini CHS, a Registered Co-operative Housing Society Limited under the provisions Maharashtra Co-operative Housing Societies Act, 1960 as the Owner of the said Property and the Title of the M/s. D.G.S Land Developers (India) Private Limited as the Appointed Developers of the said Property, is clear, marketable and free from any encumbrance without any encumbrance/reasonable doubt subject to the disclosures mentioned herein.

3. Owners of the said Property

Messers InderMohini CHS, a Registered Co-operative Housing Society Limited under MCS Act, 1960, is the Present Lawful Owner of the Society's Plot of Land viz:All that Piece & Parcel of Land admeasuring 815 square meters or there-0 abouts, bearing C.T.S No.22/1, of Revenue Village:Ward-G-Ward, Taluka: CTSO-CTS Bandra, Mumbai Suburban District, along with the Ground Plus Three Storied Building, having 18 Residential Flat/s & 03 Shops, then standing thereon (prior to demolition) known as 'InderMohini CHS', situated at Linking Road Extension, Santacruz West, Mumbai-400 054 and is assessed by BMC (MCGM).



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4. The Report reflecting the Flow of Title of the InderMohini CHS as the Owners of the said Property and entrusting the Re-development Rights to the Appointed Developers namely Messers D.G.S Land Developers (India) Private Limited, is enclosed herewith as the 'Annexure'.

Encl: Index-II of Registered Deed of Conveyance.

Index-II of Registered Development Agreement.

Property Card bearing C.T.S No. 22/1

& Search Report dated:10-03-2023

Title Certificate (Interim) dated:14-09-2023.

Date:18th December, 2023.

Yours Truly,
Advocate

Monesh Rajnikant Sharma
Sign and Stamp

MR. MONESH R. SHARMA
ADVOCATE HIGH COURT, MUMBAI
102-A, GINNI APTS., RANI SATI MARG,
MALAD (EAST), MUMBAI-400 097.



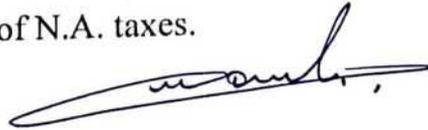
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(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

1. Search Report dated:10th March, 2023 of the Search Clerk Shri S.D. Jadhav for 52 years from 1971 to 2023 taken from the Sub-Registrar' Office at Mumbai & in the Office of Talathi of Danda Village at Bandra, Mumbai.

2. It is revealed from the Copy of the Registered Deed of Conveyance dated :29th June 1971, (Registered vide Serial No.BOM/R-2821/1971, in the Office of Sub-Registrar of Assurances), made & executed by & between One Pushpavati Brijraj Misra as the Vendor, One Jugalkishore Karnani, as the First Confirming Party, One Messers International Commercial Corporation Private Limited, as the Second Confirming Party, One Inderdev Kapoor, as the Third Confirming Party & Messers InderMohini Co-operative Housing Society Limited, as the Purchasers therein, wherein the parties thereto duly sold, transferred, conveyed & assigned the said property mentioned therein admeasuring 815 square meters or thereabouts & accordingly the said Society namely Messers InderMohini Co-operative Housing Society Limited, became well seized & possessed off the said Plot (said property) on Ownership basis, as mentioned therein & land being N.A. land became assessable for payment of N.A. taxes.



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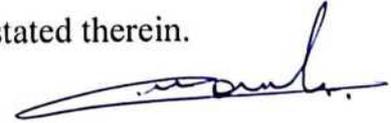
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3. That by a Registered Development Agreement dated:04th August, 2023 (Registered vide No.BDR-1/11240/2023, dated:04-08-2023, in the Office of Sub-Registrar of Assurances-Andheri-1, M.S.D., the said Society/Owners therein on the One hand, the said Developers therein as well as herein as the 'Developers' on the Other Hand and the said Existing Society Members, as the 'Existing Members', on the Other Hand, duly executed by and between them, wherein the said Society with the consent & confirmation of the said Society Members therein, granted & assigned the Re-development rights pertaining to the said Plot (said property), to, unto and in favour of the said 'Developers' therein (the said Developers herein), upon the terms & conditions, as mentioned therein.

4. That by virtue of the Registered Special Power of Attorney dated:04th August, 2023, (Registered vide No.BDR-1/11243/2023, dated:04-08-2023, in the Office of Sub-Registrar of Assurances-Andheri-1, M.S.D), wherein the said Society granted to & unto the said Authorized Director of the said Developers therein, various powers and authorities, to facilitate the contemplated Re-Development of the said Property, as more particularly mentioned therein. That the said Special Power of Attorney is valid & subsisting & will co-exist concurrently with the aforesaid Re-development rights granted under the said Registered Development Agreement dated: 04th August, 2023, as stated therein.



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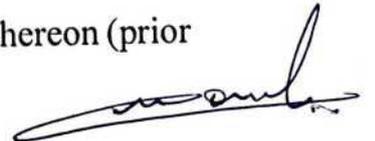
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5. Property Register Card/s, issued by City Survey Dept.; Mutation Entry/ies dated: 07-02-2017, mentions the name of the said Society/Owners Messers Inder Mohini Co-operative Housing Society Limited, as the Holders thereon.

6. I have not found any adverse entry in the available Index Register of the Sub-Registrar's Office relating to the said Land as revealed from the Search Report and mentioned in Search Report dated: 10-03-2023.

7. The Society on following and adhering to due process of law called the Special General Body Meeting of the Society, duly held on 28-11-2022 and selected Messers D.G.S Land Developers (India) Private Limited as the Appointed Developers of the said Property & in pursuance to the Registered Development Agreement dated: 04th August, 2023, duly executed and registered by the Society and its existing members in favour of the aforesaid Appointed Developers, interalia granting them with the Re-Development rights in respect of the said Property and thus the Society has after following the due process have appointed the abovenamed Appointed Developers for the purpose of Re-Development of the said Property.

8. In the manner aforesaid Messers D.G.S Land Developers (India) Private Limited, the abovenamed 'Appointed Developers' have been appointed to Re-Develop the said Plot of Land (said Property) viz: all that piece and parcel of the said land admeasuring 815 Square Meters or thereabouts, bearing CTS No. 22/1, of Revenue Village: Ward-G-Ward, Taluka: CTSO-CTS Bandra, Mumbai Suburban District; along with the 03 Storied Building then standing thereon (prior



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to Demolition for the subject Re-development) having 18 Residential Flat/s and 03 Shops standing thereon known as "InderMohini CHS", situated at Linking Road Extension, Santacruz West, Mumbai-400 054, assessed by B.M.C. (said Building) which said land and said building together is the (said Plot of Land) said Property referred in the said Registered Development Agreement dated: 04th August, 2023.

Date: 18th December, 2023.

Encl: Annexure:

Index-II of Registered Deed of Conveyance.

Index-II of Registered Development Agreement.

Property Card bearing C.T.S No.22/1.

Search Report dated: 10-03-2023.

Title Certificate dated: 14-09-2023.

Yours Truly,
Advocate

Monesh Rajnikant Sharma

Sign and Stamp

MR. MONESH R. SHARMA
ADVOCATE HIGH COURT, MUMBAI
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