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Advocates & Legal Consultants

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

LEGAL TITLE REPORT

Sub: All that piece and parcel of land or ground situate, lying and being at CTS No. 22(pt) comprising out of CTS Nos. 22/A/3, 22/A/4(pt.), 22/A/5, 22/A/6, 22/A/7A(pt.) and 22/A/12(pt.) adm. 9977.90 sq. mtrs. of Village Goregaon, Taluka Malad located near Siddhivinayak Temple, S.V. Road, Goregaon (West), Mumbai 400104 (the said property).

At the instance of my clients, '**WHITE BERRY BUILDTECH LLP**' A Limited Liability Partnership Firm having their address at 501, 5th Floor Sunshine Plaza, Naigaum Cross Road, Dadar (East), Mumbai 400014, I have investigated their title with respect to the above-mentioned property and this certificate is issued after carefully going through and perusing the photocopies of documents provided to me which are referred to hereinafter.

1) Description of the property:

All that piece and parcel of land or ground situate, lying and being at CTS No. 22(pt) comprising out of CTS Nos. 22/A/3, 22/A/4(pt.), 22/A/5, 22/A/6, 22/A/7A(pt.) and 22/A/12(pt.) adm. 9977.90 sq. mtrs. approx.. of Village Goregaon, Taluka Malad located near Siddhivinayak Temple, S.V. Road, Goregaon (West), Mumbai 400104,

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. Consent order dated 18/06/2018, 04/07/2018 and 07/12/2017 passed by the Hon'ble High Court Bombay.
- ii. Development agreement dated 13/03/2020 entered into between Society i.e. Ganesh Nagar SRA CHS Ltd. as the Party of First Part, White Berry Buildtech LLP as the Developer of the Second part and View Mercantile Pvt. Ltd., as the Co-Developer of the Third Part
- iii. General Power of Attorney dated 13/03/2020 in favour of Mr. Kaashyap K. Mehta being designated partner of M/s White Berry Buildtech LLP authorizing him to carry out the various acts, deeds and things as duly recorded therein

3) Property Registration Card :- issued by City Survey Officer, Goregaon of CTS Nos. 22/A/3, 22/A/4(pt.), 22/A/5, 22/A/6, 22/A/7A(pt.) and 22/A/12(pt.) as well as latest online PR card.

4) Mutation Entry:- The Latest Mutation entry dated 21/05/2010 in all PRC of CTS No. 22/A/3, 22/A/4(pt.), 22/A/5, 22/A/6, 22/A/7A(pt.) and 22/A/12(pt.) duly certified by the City Survey Office of Malad, Mumbai Suburban District records the name of Maharashtra Housing and Area Development Authority (MHADA) as Owner/Holder.

5) Search Report:- Search report dated 14/02/2025 issued by Adv. Rajesh Nair who has carried out search of the said property for last 30 years (1996 to 2025) with the offices of Sub-Registrar of Assurances at Mumbai, Bandra and Borivali Taluka.

I have been informed that there are no pending litigations on the said property.

On perusal of the above mentioned documents, I am of the opinion that WHITE BERRY BUILDTECH LLP being the duly appointed Developer of the said property is entitled to develop the same as per agreed terms and conditions as recorded in the Development Agreement dated 13/03/2020 and its title to develop is clear and marketable. Details of encumbrances, if any, are mentioned separately in.

Owners of the land:

- | | | |
|---------------------------|---|-------|
| (i) CTS No. 22/A/3 | - | MHADA |
| (ii) CTS No. 22/A/4(pt.) | - | MHADA |
| (iii) CTS No. 22/A/5 | - | MHADA |
| (iv) CTS No. 22/A/6 | - | MHADA |
| (v) CTS No. 22/A/7A(pt.) | - | MHADA |
| (vi) CTS No. 22/A/12(pt.) | - | MHADA |

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 6th day of March, 2025

2/1/24



SHREYAS K. VYAS

Advocate High Court

Encl: Annexure 1 & 2

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ANNEXURE - 1

Details of Encumbrances

Upon perusal of the document given to me as well as, as informed to me I am of the opinion that there are no pending litigation and / or encumbrance on the said property.

Dated this 6th day of March, 2025

SHREYAS K. VYAS

Advocate High Court



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ANNEXURE - 2

FLOW OF TITLE

All that piece and parcel of land or ground situate, lying and being at CTS No. 22(pt) comprising out of CTS Nos. 22/A/3, 22/A/4(pt.), 22/A/5, 22/A/6, 22/A/7A(pt.) and 22/A/12(pt.) adm. 9977.90 sq. mtrs. of Village Goregaon, Taluka Malad located near Siddhivinayak Temple, S.V. Road, Goregaon (West), Mumbai 400104 (the said property).

1. Maharashtra Housing and Area Development Authority (MHADA) is the owner of the plot of land bearing CTS No. 22(pt) comprising out of CTS Nos. 22/A/3, 22/A/4(pt.), 22/A/5, 22/A/6, 22/A/7A(pt.) and 22/A/12(pt.) adm. 9977.90 sq. mtrs. of Village Goregaon, Taluka Malad located near Siddhivinayak Temple, S.V. Road, Goregaon (West), Mumbai 400104 (the said property).
2. The said property was occupied by hutment dwellers/occupants by various hutments on the said property and accordingly the said property was declared as a "Slum Area", under provisions of the Maharashtra Slum Areas (Improvement Clearance and Redevelopment) Act 1971.
3. The Hutment Dwellers of the said property have formed the society in the name of "Ganesh Nagar S.R.A. Co-operative Housing Society (Proposed)" with an intention to develop the said property under Slum Rehabilitation Scheme.
4. The Chief officer of Mumbai Housing and Area Development Board has issued Annexure - II dated 05/07/2006 with respect to the said property certifying 247 slum dwellers of the said property as eligible out of total 366 occupants.

5. Further the society after due consideration came to the conclusion that it will be in the interest of the society and its member to get the said Property developed through some Developer in accordance with the provisions of regulation 33(10) of Development Control Regulation and had accordingly appointed M/s Sai Siddhi Developers by its letter dated 04/10/2007 as developer for implementation of a Slum Rehabilitation Scheme on the said property.
6. Thereafter SRA vide its Letter of Intent "LOI" dated 28/01/2010 bearing no. SRA/ENG/1400/PS/MHL/LOI authorized the implementation of the said SR Scheme in favour of the society through M/s Sai Siddhi Developers. However, the said Developer could not develop the said property within stipulated time.
7. Thereafter, a General Body Meeting was conducted wherein the members of the Society decided to terminate the appointment of the M/s Sai Siddhi Developers as the Developer of the said property.
8. Thereafter resolution was passed in the General body meeting of the society held on 09/12/2016 wherein the developer M/s White Berry Buildtech LLP came to be appointed as the developer for implementation of SR Scheme on the said property.
9. Accordingly, on 21/12/2016 and 04/1/2017 the society filed a representation under section 13 (2) of Slum Act before CEO, SRA.
10. SRA by its final order dated 13/04/2017 "Order" disposed of the aforesaid representations and passed the order that the appointment of M/s Sai Siddhi Developers as Developer in respect of subject property hereby stands terminated and the society is at liberty to appoint new Developer.
11. The said order dated 13/04/2017 was challenged by Sai Siddhi by filing application no. 76 of 2017 before the Hon'ble High Power Committee, Government of Maharashtra "HPC" which was disposed of by its order

dated 10/07/2017 and wherein HPC upheld the order dated 13/04/2017 as passed by SRA.

12. Thereafter the society in presence of the authorized representative of the Co-operative Officer of SRA unanimously passed a resolution in its SGM held on 22/06/2017 to appoint M/s White Berry Buildtech LLP as the Developer to undertake the work of redevelopment of the said property.
13. Thereafter Sai Siddhi challenged the aforesaid HPC order by filing a Writ Petition (L) No. 1989 of 2017 before the Hon'ble High Court of Bombay, which was disposed of by its order dated 07/12/2017 and the matter was remanded back to HPC for fresh adjudication. Thereafter Sai Siddhi again filed a Writ Petition No. 1762 of 2018 before the High Court Bombay.
14. During the course of the aforesaid proceedings, Sai Siddhi (now converted to a private limited company viz. SSD Escatics Pvt. Ltd.) and White Berry Buildtech LLP engaged into discussion and filed consent terms in Writ Petition no. 1762 of 2018 before the High Court at Bombay on 18/06/2018 and the Hon'ble High court, Bombay had passed appropriate orders dated 18/06/2018 and 04/07/2018.
15. Pursuant to the said Consent terms, Society in its SGM dated 29/06/2019 passed resolution that M/s Sai Siddhi Developers is terminated, M/s White Berry Buildtech LLP is appointed as new Developer and M/s View Mercantile Private Limited is appointed as the Co-developer of the said property.
16. Vide Development agreement dated 13/03/2020 entered into between Society as the First Party, White Berry Buildtech LLP as the Developer / Second party and View Mercantile Pvt. Ltd., as the Co-Developer / Third party, the society granted development rights of the said property in

favour of M/s White Berry Buildtech LLP as the developer to develop the said property.

17. Simultaneously, Society also executed General Power of Attorney dated 13th March 2020 interalia appointing Mr. Kaashyap K. Mehta being designated partner of M/s White Berry Buildtech LLP as its true and lawful attorney/s for the purpose of redevelopment of the said property.
18. Mutation Entry dated 21/05/2010 and Latest property register cards of CTS Nos. 22/A/3, 22/A/4(pt.), 22/A/5, 22/A/6, 22/A/7A(pt.) and 22/A/12(pt.), as downloaded on 05/03/2025 as on the date of the application for registration reflects the name of Maharashtra Housing and Area Development Authority (MHADA) as the owner.
19. Any other relevant title : Not found
20. Litigations, if any : Not found
21. Before issuing this certificate of title, I have got search carried out through Adv. Rajesh Nair who has carried out search of the said property for last 30 years (1996 to 2025) with the offices of Sub-Registrar of Assurances at Mumbai, Bandra and Borivali Taluka. As per his report dated 14/02/2025 (annexed herewith), there are no encumbrances affecting the said property.
22. In light of the facts stated hereinabove and based on the examination of relevant documents and papers, I am of the opinion that said 'Maharashtra Housing and Area Development Authority' is the owner of the said property being declared as Slum and occupied by various slum dwellers who have formed themselves into Society in the name of "Ganesh Nagar SRA CHSL" and M/s White Berry Buildtech LLP being the duly appointed Developer is entitled to develop the said property on the terms and conditions recorded in the said Development Agreement dated 13th March 2020 as per the applicable laws and regulations of SRA

and SR Scheme approved by SRA and its title to develop the said property is clear and marketable.

Dated this 6th day of March, 2025



A handwritten signature in blue ink, appearing to be "Shreyas K. Vyas".

SHREYAS K. VYAS
Advocate High Court

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