

Bhavesh Rohidas Bhoir
B.COM., G.D.C.&A., L.L.B.
ADVOCATE HIGH COURT

Office :-
Shop No. 8, Shreenath Bhuvan CHS. Ltd.
Near St. Louis School, Dahisar Bridge,
Yashwantrao Tawade Road,
Dahisar (West), Mumbai -400 068.
E mail : bhavesh.bhoir@yahoo.com
Mob : 9930725925

To,
The MahaRERA,
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the said property being All that piece and parcel of land bearing original layout CTS No. 68 (Part), bearing Survey No. 10 & 24 corresponding Original Plot No. 250 which is forming part of larger layout and corresponding Final Plot No. 457 (pt.) of Town Planning Scheme - III (Borivali - West) admeasuring 2016.62 sq. mtrs. (as per Lease Deed) and any additional Tit Bit Land, R. G. out of total admeasuring area 73695.30 sq. mtrs. (PRC) at Village-Borivali, Taluka - Borivali and situated at New MHB Colony, Gorai Road, Borivali (West), Mumbai - 400 091 in the Registration District and Sub - District of Mumbai Suburban (hereinafter referred to as "the said Land") along with the existing society buildings standing thereon known as "GORAI ROAD TRILOK CO-OPERATIVE HOUSING SOCIETY LIMITED" a Registered Co-operative Housing Society Limited registered under No. BOM(W-R) /HSG(O.H.)/7324/1992-93 dated 07/04/1993 having its registered office at Bldg No. H1, H2 & H3 (HIG), New MHB Colony, Gorai Road, Borivali (West), Mumbai - 400 091 (hereinafter referred to "said Society"), comprising of 3 wings viz. H1, H2 & H3 and each wing consisting of Ground plus 04 upper floors consisting of 60 individual residential flats which are occupied by the respective Bonafide members of the society at present who has to be accommodated in the proposed newly redeveloped building (hereinafter referred to as "the said Building") (the said land and the said Building shall be hereinafter collectively referred to as "the said Property").



1. I have investigated the title of the said Property on the request **M/S. KAUSTUBH CONSTRUCTION PRIVATE LIMITED**, a company incorporated under The Companies Act, 1956 bearing registration **CIN no. U45200MH2007PTC167599** having its registered office address at **401, 4th Floor, Gundecha Solitaire Premises Co-op. Soc. Ltd., W. E. Highway, Magathane, Borivali (East), Mumbai 400 066**, and following documents i.e.:-

a. **Description of the said Property. (As mentioned above).**

b. **The documents of allotment/Purchase of plot by the said Society-**

1. Photocopy of **Indenture of Lease** dated **03/09/1997**, duly registered on **PBDR/2541/1997** executed between **Maharashtra Housing and Area Development Authority through its Authorized Officer** (therein referred to as "**the Authority**"), wherein the said **Authority** agreed to lease the aforesaid Land in favour of **Gorai Road Trilok Co-operative Housing Society Limited**", represented through its **Managing Committee** (therein referred to as "**the Society**") for agreed terms and conditions in respect of the said land **admeasuring 2016.62 square meters, or thereabouts now bearing present Final Plot No. 457 (pt.) of TPS Scheme III, (PRC) at Village - Borivali, Taluka - Borivali, original layout CTS No. 68 (part), bearing Survey No. 10 & 24 in the Registration District and Sub - District of Mumbai Suburban.**

2. Photocopy of **Deed of Sale** dated **03/09/1997**, duly registered on **PBDR-2/2543/1997** executed between **Maharashtra Housing and Area Development Authority through its Authorized Officer** (therein referred to as "**the said Act**"), the said **Act** agreed to convey the building of the society by way of sale in favour of **Gorai Road Trilok Co-operative Housing Society Limited**", represented through its **Managing Committee**



(therein referred to as "**the Society**") for agreed terms and conditions mentioned therein.

3. Photocopy of Registration Certificate No. **BOM(W-R)/HSG(OH)/7324/1992-93 dated 7/4/1993** issued by the Registrar of Co-operative Societies, MHADA for the registration of the said society under the provisions of The Maharashtra Co-operative Societies Act 1960.
4. Photocopy of the **Occupancy Certificate dated 20/9/2006 bearing file no. CHE/A-3038/BP(WS)/AR** issued by Municipal Corporation of Greater Mumbai (MCGM) in respect of the existing buildings of the society.
5. Photocopy of the Extract of the digitally signed Property Card dated 19/10/2022 pertaining to the plot of larger land bearing **Final Plot No. 457 (pt.) admeasuring area 73695.30 sq. mtrs. of Town Planning Scheme - III (Borivali – West), at Village – Borivali, Taluka – Borivali** of Mumbai Suburban District the name of the holder is denoted as Maharashtra Housing Board.
6. Photocopy of City Survey Plan dated 9/12/2022 issued by the Nagar Bhumapan Adhikari.
7. Photocopy of the BMC Tax Bill of 2022-2023 bearing property No. **RC0203164110000** standing in the name of the society.
8. Photocopy of the Certified Extract of the Resolution passed in the Special General Body Meeting (SGBM) dated 07.11.2021 of the said Society for appointment of **M/s. KAUSTUBH CONSTRUCTION PRIVATE LIMITED** as the said Developer herein and the said Society has unanimously approved and appointed the said Developer herein for the purpose of redevelopment of the said Society buildings. A Photocopy of the Certified Extract of the Resolution passed in the Special General



Body Meeting (SGBM) dated 03.09.2023, the said Society members has unanimously resolved to authorize and empower any 3 (three) out of 9 (nine) of the Managing Committee Members in the following manner i.e. Chairman, Secretary and any 01 (one) of the Managing Committee Members, as per their availability to sign, put seal, execute and register all necessary documents in this regard for agreed terms between the said Society and the said Developer herein as mentioned therein.

9. Photocopy of the Index-II along with **Development Agreement dated 03/11/2023** duly registered before the concern Sub Registrar of Assurances Borivali under serial No. **BRL-3/13093/2023** registered on **03/11/2023** made and executed by and between the "**Gorai Road Trilok Co-operative Housing Society Limited**" through its authorized **Managing Committee** (therein and herein referred to as "said Society") and **M/s. KAUSTUBH CONSTRUCTION PRIVATE LIMITED** through its Director **MR. PRAMOD N. GAWANKAR** (therein and herein referred to as "**the Developer**") wherein the said Society granted redevelopment rights of the said property to the said Developer as per mutually agreed terms and conditions (hereinafter referred to as "**the said Development Agreement**") for the property mentioned therein.

10. Photocopy of **Power of Attorney dated 03.11.2023** and registered before the concern Sub Registrar of Assurances Borivali under serial No. **BRL-3-13095-2023**, Registration dated **03.11.2023** executed by "**Gorai Road Trilok Co-operative Housing Society Limited**" through its authorized **Managing Committee** in favour of **M/S. KAUSTUBH CONSTRUCTION PRIVATE LIMITED** through its Director **MR. PRAMOD N. GAWANKAR** thereby empowering with various powers granted therein (hereinafter referred to as "**the Power of Attorney**").



11. Photocopy of the Index-II along with **Supplementary Development Agreement dated 13/02/2024** duly registered before the concern Sub Registrar of Assurances Borivali under serial No. **BRL7/3087/2024 registration dated 13/02/2024** made and executed by and between the **"GORAI ROAD TRILOK CO-OPERATIVE HOUSING SOCIETY LIMITED"** through its authorized **Managing Committee** (therein and herein referred to as **"said Society"**) and **M/S. KAUSTUBH CONSTRUCTION PRIVATE LIMITED** through its Director **MR. PRAMOD N. GAWANKAR** (therein and herein referred to as **"the Developer"**) as per mutually agreed terms and conditions (hereinafter referred to as **"the Supplementary Development Agreement"**).

12. Search Investigation report dated 20/05/2023 for 30 (thirty) years from Office of the Sub-Registrar of Assurances at Bandra, Borivali, Goregaon, Mumbai from 1994 to 2023 through Search Clerk Mr. S.V. Baikar & another search investigation report dated 02/05/2024 for the search taken at the Office of the Sub - Registrar of Assurances for a period of 2(two) years i.e. from 2023 to 2024 through Search Clerk Mr. S. V. Baikar.

2. 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 the said Developer is clear, marketable and without any encumbrances.

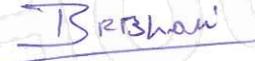


Owners of the said Building:-

“Gorai Road Trilok Co-operative Housing Society Limited”, a Registered Co-operative Housing Society under Maharashtra Co-operative Societies act, 1960 bearing serial No. BOM(W-R)/HSG(O.H.)/7324/1992-93 dated 07/04/1993 having its registered office at Bldg No. H1, H2 & H3 (HIG), New MHB Colony, Gorai Road, Borivali (West), Mumbai – 400 091.., who is the lessee of the land admeasuring area 2016.62 square meters, or thereabouts which is forming part of larger layout bearing present Final Plot No. 457 (pt.) of TPS Borivali Scheme III, (PRC).

Qualifying comments /remarks if any: The name of the society to be incorporated as lessee in the revenue records.

3. The report reflecting the flow of the title of the said Society on the said land is enclosed herewith as annexure.



Bhavesh R. Bhoir
(Advocate-High Court)
MAH/5028/2009 DATED 22/9/2009



Encl:- Annexure - A
Date: 10/12/2024

ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract /P.R. Card as on date of application for registration.
- 2) Mutation Entry as per (Property Card Extract).
- b. Search Investigation report dated 20/05/2023 for 30 (thirty) years from Office of the Sub-Registrar of Assurances at Bandra, Borivali, Goregaon, Mumbai from 1994 to 2023 through Search Clerk Mr. S. V. Baikar & another search investigation report dated 02/05/2024 for the search taken at the Office of the Sub - Registrar of Assurances for a period of 2(two) years i.e. from 2023 to 2024 through Search Clerk S. V. Baikar.
- 3) Any other relevant title. (Not applicable).
- 4) No Litigations (As confirmed by the said Society & the said Developer).

B R Bhoir

Bhavesh R. Bhoir
(Advocate-High Court)
MAH/5028/2009 DATED 22/9/2009



Date: 10/12/2024