KANGA & CO. (Regd.)
ADVOCATES, SOLICITORS NOTARY
ESTABLISHED 1890

Readymoney Mansion, 43, Veer Nariman Road, Mumbai - 400 001, India. Tel : (91 22) 4971 9355, 4971 9255, 6633 2288, 6623 0000
Email : mail@kangacompany.com, www.kangacompany.com
Partners : A. M. Desai • B. D. Damodar • S. S. Vaidya • A. R. Amin • Ms. P. G. Mehta • R. V. Gandhi
C. S. Thakkar • P. S. Damodar • K. S. Vaidya • M. A. Kamdar • Ms. N. H. Vardhan
Associate Partner : Ms. P. S. Sharma

MK/ 3269 /2025

To,
MahaRERA,
6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051.

Format – A

(Circular No.: 28/2021)

LEGAL TITLE REPORT

Sub: All that piece and parcel of land bearing Plot no. 142/1/B of Survey No. 142 bearing corresponding CTS No. 832/9 admeasuring 3240 square meters or thereabouts and building No. 9 consisting of wings 'A' to 'E standing thereon situated, lying and being at Village Ambivali, Taluka Andheri within the Registration Sub-District District Mumbai City and Mumbai Suburban in Greater Mumbai ("**said Property**").

We have been requested to carry out investigation of the title of the said property on the request of our clients Kolte Patil Developers Limited, the following documents have been furnished to us:-

1) Description of the Property: All the piece and parcel of land bearing Plot no. 142/B of survey No. 142 bearing corresponding CTS N. 832/9 admeasuring 3240 square meters of thereabouts and building No. 9 consisting of wings 'A' to 'E' standing thereon situated, lying and being at village Ambivali, Taluka – Andheri within the Registration Sub-District, District – Mumbai City and Mumbai Suburban in Greater Mumbai.

2) The Photocopies of the following Documents of the said Property are provided to us for our perusal:
   A.
   i. Indenture of Conveyance dated 30th July 1974 executed by and between Jim Rusdin Private Limited of the First Part and M/s. Lachmi Enterprises therein referred to as

the Vendor of the Other Part and registered with the Sub-Registrar of Assurances at Bombay under Serial No. S-2735 on 30th July 1974;

ii. Deed of Conveyance dated 10th March, 2011 executed between M/s Lachmi Enterprise and Laxmi rattan Co – Operative Housing Society Limited;

iii. D.P. Remarks dated 20th October, 2010;

iv. D.P. Remarks dated 16th October, 2016;

v. No Objection Certificate/order dated 17th January, 2024 issued by the Deputy Registrar, Societies, K/West Division;

vi. Property Tax bill for the period of 2019-2020;

vii. CRZ's Remarks dated 3rd July, 2024 issued by the D. P Department, Brihanmumbai Municipal Corporation.

viii. Redevelopment Agreement dated 5th July 2024 between Laxmi Ratan Co-Operative Housing Society Limited therein referred to as the Society of the One Part and Kolte Patil Developers Limited therein referred to as the Developer of the Other Part and registered with the Sub-Registrar of Assurances under Serial Number BRD-4/1383/310/2024;

ix. Power of Attorney dated 5th July 2024 executed by the Society in favour of Kolte Patil Developers Limited, acting through its Authorized Representative and registered with the Registrar of Sub-Assurances under Serial No. BDR-4/7386/30 of 2024.

x. Copy of Intimation of Disapproval dated 26th March 2025.

xi. Copy of Commencement Certificate dated 7th August 2025 issued by Brihanmumbai Municipal Corporation.

Housiey.com

xii. Memorandum of Understanding dated 11th August 2025 executed by and between Laxmi Ratan Co-Operative Housing Society therein referred to as the Society of the One Part and Kolte Patil Developers Limited therein referred to as the Developer of the Other Part.

B. On perusal of the Property Register Card in respect of the said Land bearing CTS No. 832/9 we observe that the name of Laxmi Ratan Co-Operative Housing Society Limited has been recorded as the owner of the said Land bearing CTS No. 832/9 and the area of the said Land has been recorded as 3240 sq. meters.

C. We have caused searches to be taken in the office of the Sub-Registrar of Assurances at Mumbai through Mr. Nilesh Vagal, Search Clerk. Mr. Nilesh Vagal has submitted his Search Report dated 21st March 2024 for the period from 2002 to 2024. On perusal whereof we observed that no further documents have been recorded therein affecting the title of the Society to the said Property.

3. On the perusal of documents and all other relevant documents relating to the title of the said Property we are of the opinion that:-

(i) Ownership:

By virtue of the registered Deed of Conveyance dated 10th March 2011, Laxmi Ratan Co-Operative Housing Society is the owner of the said Property comprising of the said Land bearing Plot no. 142/1/B of Survey No. 142 bearing corresponding CTS No. 832/9 admeasuring 3240 sq. mtrs or thereabouts and the building no. 9 (wings A to E) standing thereon and the said Property is clear, marketable and free from any encumbrances;

(ii) Qualifying Comment:

By a Development Agreement dated 5th July, 2024, the developer namely Kolte- Patil Developers Limited has got full right and absolute power to develop the said Property, construct buildings thereon as per the duly sanctioned building plans.

4. The report reflecting the flow of title of Laxmi Ratan Co – Operative Housing Society Limited as owners and the rights Kolte- Patil Developers Limited as the Developers of the said Property, is enclosed herewith as Annexure A.

Encl:
Annexure A
Search Report dated 21st March 2024 for the period from 2002 to 2024.

Date: 20th day of August, 2025

Yours Faithfully,
Kanga and Company

Mahandar
Partner

Housiey.com

KANGA & CO. (Regd.)
ADVOCATES, SOLICITORS NOTARY
ESTABLISHED 1890

Readymoney Mansion, 43, Veer Nariman Road, Mumbai - 400 001, India. Tel : (91 22) 4971 9355, 4971 9255, 6633 2288, 6623 0000
Email : mail@kangacompany.com, www.kangacompany.com
Partners : A. M. Desai • B. D. Damodar • S. S. Vaidya • A. R. Amin • Ms. P. G. Mehta • R. V. Gandhi
C. S. Thakkar • P. S. Damodar • K. S. Vaidya • M. A. Kamdar • Ms. N. H. Vardhan
Associate Partner : Ms. P. S. Sharma

MK/ 3270 /2025

To,
MahaRERA,
6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051.

Format – A

FLOW OF TITLE OF THE SAID PROPERTY

Sr. No.

1. Property Register Card dated 10th February 2012

2. As per the Property Register Card, Laxmi Ratan Co-Operative Housing Society is the owner of the said Property.

3. We have caused searches to be taken in the office of the Sub-Registrar of Assurances at Mumbai through Mr. Nilesh Vagal, Search Clerk. Mr. Nilesh Vagal has submitted his Search Report dated 21st March 2024 for the period from 2002 to 2024. On perusal whereof we observed that no further documents have been recorded therein affecting the title of the Society to the said Property.

4. Title Flow:

   (i) By an Indenture of Conveyance dated 30th July 1974 executed by and between Jim Rusdin Private Limited of the First Part and Messrs. Lachmi Enterprises therein referred to as the Vendor of the Other Part and registered with the Sub-Registrar of Assurances at Bombay under Serial No. S-2735 on 30th July 1974, the said Jim Rusdin Private Limited granted, conveyed and assured unto Messrs. Lachmi Enterprises land bearing Plot no. 142/1/B and 142/7/A of Survey No. 142 of village Ambivali admeasuring in the aggregate 7412 square yards equivalent to 6196 square meters or thereabouts at or for the consideration therein contained. On perusal of the Deed of Conveyance dated 10th March 2011 referred to herein below, it appears that the area of the land bearing Plot No. 142/1/B conveyed under

Housiey.com

the aforesaid Indenture of Conveyance dated 30th July 1974 was 3875 square yards equivalent to 3,240 square meters.

(ii) The land bearing Plot No. 142/1/B of Survey No. 142 of village Ambivali admeasuring 3875 square yards equivalent to 3,240 square meters is hereinafter referred to as "**the said Land**". It appears that the said Land bearing Plot No. 142/1/B of Survey No. 142 of village Ambivali has beens subsequently assigned CTS No. 832/9 of village Ambivali, Taluka Andheri, Mumbai City and Mumbai Suburban.

(iii) On perusal of the Indenture of Conveyance dated 30th July 1974 we observe that there was a 40 feet wide road forming a part of a larger layout which was abutting the said Land. Under the aforesaid Indenture of Conveyance dated 30th July 1974, Messrs. Lachmi Enterprises covenanted with the vendor i.e. Jim Rusdin Private Limited that Messrs. Lachmi Enterprises shall alongwith and in co-operation with the purchasers of all the other plots abutting the said 40 feet wide road construct the said 40 feet wide road in the manner and to the extent provided in Schedule V of the said Indenture of Conveyance dated 30th July 1974.

(iv) By virtue of the aforesaid Indenture of Conveyance dated 30th July 1974, Messrs. Lachmi Enterprises became the owner of the said Land.

(v) On perusal of the Deed of Conveyance dated 10th March 2011, it appears that Messrs. Lachmi Enterprises constructed a residential building known as Building No. 9, "Ratan Nagar" consisting of 'A', 'B', 'C', 'D' wings comprising of ground plus three upper floors and 'E' wing consisting of comprising of ground plus four upper floors consisting of 81 residential flats on the said Land.

(vi) It appears that on the construction of Building No. 9, "Ratan Nagar" consisting of 'A', 'B', 'C', 'D' and 'E' wings, Messrs. Lachmi Enterprises sold the flats therein to individual flat purchasers.

(vii) A residential society of all the flat purchasers was formed by the name Laxmi Ratan Co-Operative Housing Society Limited ("**Society**") and the same was registered under the

Maharashtra Co-Operative Societies Act, 1960 under Serial No. BOM/KW/7266 dated 15th October, 1982.

(viii) On perusal of the Deed of Conveyance dated 10th March, 2011 stated hereinafter we observe the following in respect of the 40 feet wide road mentioned in paragraph 4 (iii) above:

(a) It appears that by an Indenture of Conveyance dated 30th July, 1974 made between Jim Rusdin Private Limited of the First Part and Messrs. Lachmi Enterprises therein referred to as the Vendor of the Other Part and registered with the Sub-Registrar of Assurances at Bandra, Mumbai under Serial Nos. S-2739, S-2740, S-2741 and S-2742 on 30th July 1974, the said Jim Rusdin Private Limited granted, conveyed and assured the said the then proposed private 40 feet wide internal access road forming part of Scheme no. 2 of original sub-division of Survey No. 142 and 143 of village Ambivali admeasuring in the aggregate 4453 square yards equivalent to 3724 sq. mtrs. or thereabouts in favour of Messrs. Lachmi Enterprises jointly with Messrs. Viswalaxmi Construction Company, Messrs. Sangeeta Construction Company and Messrs. Indo Saigon Agency.

(b) It appears that by virtue of the aforesaid Indenture of Conveyance dated 30th July, 1974, the said Messrs. Lachmi Enterprises became entitled to an undivided and indivisible interest in the joint use of the aforesaid 40 feet wide access road and that Messrs. Lachmi Enterprises was required to construct and manage the same jointly with the other purchasers.

(c) The said 40 feet wide access road was constructed by the said Messrs. Lachmi Enterprises alongwith the purchasers of the adjoining lands.

(d) It is to be noted that the aforesaid information has been derived from the Deed of Conveyance dated 10th March, 2011 stated hereinbelow and we have not been provided with the aforesaid Indenture of Conveyance dated 30th July, 1974 registered with the Sub-Registrar of Assurances at Bandra, Mumbai under Serial Nos. S-2739, S-2740, S-

2741 and S-2742. We have been informed that the said Indenture of Conveyance dated 30th July, 1974 is not traceable.

(ix) By a Deed of Conveyance dated 10th March 2011 made between Messrs. Lachmi Enterprises therein referred to as the Vendor of the One Part and Laxmi Ratan Co-Operative Housing Society therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 2860 of 2011, Messrs. Lachmi Enterprises granted, conveyed, sold and transferred the said Land being Plot No. 142/1/B of Survey No. 142 bearing corresponding CTS No. 832/9 admeasuring 3240 sq. meters. or thereabouts along with building no. 9 consisting of wings 'A' to 'E standing thereon situate, lying and being at Village Ambivali, Taluka Andheri, Versova in the Registration Sub-District, District Mumbai City and Mumbai Suburban along with the vendors i.e. Messrs. Lachmi Enterprises undivided and indivisible interest in the joint use of the 40 feet wide access road in Scheme No.2 of the sub-division of Survey No.142 and 143 admeasuring 4453 sq. yards equivalent to 3742 sq. meters or thereabouts at or for the consideration contained therein.

(x) By virtue of the aforesaid Deed of Conveyance dated 10th March 2011, the Society became the owner of land bearing Plot No. 142/1/B of Survey No. 142 bearing corresponding CTS No. 832/9 admeasuring 3,240 square meters or thereabouts and building No. 9 standing thereon situate, lying and being at Village Ambivali, Taluka Andheri in the Registration Sub-District, District Mumbai City and Mumbai Suburban (hereinafter collectively referred to as "the said Property") together with has undivided and indivisible interest in the joint use of the 40 feet wide access road;

(xi) It appears that since the building (wings A to E) were old, the Society decided to undertake the work of the redevelopment of the said Property;

(xii) The notice and agenda were circulated by the Society amongst its members on 20th December 2023 for the Special General Body Meeting to be held under Section 79(A) of the Maharashtra Co-Operative Housing Societies Act, 1960 for appointment of developer for redevelopment of the said Property.

(xiii) The Society conducted its Special General Body Meeting on 7th January 2024 for selection of the developer in the presence of Mr. Chetan D. Shrikhande from the office of Deputy Registrar, Co-Operative Societies, "K" West Ward, Mumbai wherein the Society unanimously selected Kolte- Patil Developers Limited for redevelopment of the said Property. Thereafter, an Order dated 17th January 2024 was passed by the office of the Deputy Registrar, Co-Operative Societies, Ward "K" West in accordance with the provisions of Section 79(A) of Maharashtra Co-Operative Societies Act, 1960 whereby the Deputy Registrar confirmed the appointment of Kolte-Patil Developers Limited as the developer and granted permission for the redevelopment of the said Property.

(xiv) By a Development Agreement dated 5th July 2024 made between Laxmi Ratan Co-Operative Housing Society Limited therein referred to as the Society of the One Part and Kolte-Patil Developers Limited therein referred to as the Developer of the Other Part and registered with the Sub-Registrar of Assurances at Andheri under Serial No. 7383 of 2024, the Society granted development rights in respect of the said Property in favour of Kolte-Patil Developers Limited on the terms and conditions as therein contained;

(xv) Simultaneously with the execution of the aforesaid Development Agreement dated 5th July, 2024, Laxmi Ratan Co-Operative Housing Society executed a Power of Attorney dated 5th July 2024 in favour of Kolte Patil Developers Limited, acting through its Authorized Representative and the same has been registered with the Sub-Registrar of Assurances under Serial No.7386 of 2024 in order to enable Kolte-Patil Developers Limited whereby Laxmi Ratan Co-Operative Housing Society *inter-alia* authorized Kolte-Patil Developers Limited.

(xvi) An Intimation of Disapproval dated 26th March 2025 has been issued by the Brihanmumbai Municipal Corporation in favour of Kolte Patil Developers Limited.

(xvii) The Brihanmumbai Municipal Corporation has issued and granted its Commencement Certificate dated 7th August 2025 on the conditions as mentioned therein which is valid up to 6th August 2026 thereby granting its permission for commencing work for Wing A

and Wing B up to top of 2nd podium i.e. height 10.65 mt. above ground level as per approved IOD plans dated 26th March 2025.

(xviii) A Memorandum of Understanding dated 11th August 2025 has been executed between Laxmi Ratan Co-Operative Housing Society therein referred to as the Society of the One Part and Kolte Patil Developers Limited therein referred to as the Developer of the Other Part ("**MoU**") whereby the Developer has been permitted to utilize the additional FSI under Regulation 33(20)(B) of DCPR, 2034 for constructing additional flats which shall form a part of the Free Sale Component coming to the share of the Developer on the terms and conditions therein contained.

(xix) Conclusion:

In view of what is stated herein above and on perusal of the abovementioned documents, we are of the opinion that by virtue of the aforesaid registered Deed of Conveyance dated 10th March 2011, Laxmi Ratan Co-Operative Housing Society is the owner of the said Property comprising of the said Land bearing Plot no. 142/1/B of Survey No. 142 bearing corresponding CTS No. 832/9 admeasuring 3240 sq. mtrs or thereabouts and the building no. 9 (wings A to E) standing thereon and the said Property is clear, marketable and free from any encumbrances and by Development Agreement dated 5th July 2024, Kolte-Patil Developers Limited have acquired development rights in respect of the said Property comprising of the said Land bearing Plot no. 142/1/B of Survey No. 142 bearing corresponding CTS No. 832/9 admeasuring 3240 sq. mtrs or thereabouts and the building no. 9 (wings A to E) standing on the terms and conditions contained therein and are entitled to sell the free sale flats coming to the share of Kolte-Patil Developers Limited and receive the full consideration in regards thereto.

5. Any other relevant title:

ENCUMBRANCES

We did not find any encumbrances on the said Property.

SUIT AND LITIGATIONS:

We have caused online searches to be conducted pertaining to litigation filed with respect to the said Property and have relied upon the Search Report dated 22nd March 2024, issued by Karza Technologies, wherein they have certified that there are no pending litigations which are affecting the said Property.

Dated: 20th day of August 2025

Yours Faithfully,

Kanga and Company

Partner

Housiey.com

Nilesh Vagal

Tilak Apt. 601/6, L.T. Road No.1, off M.G. Road, Goregaon (W), Mumbai-400104
Mobile No.: 9821674863

M/s. Kanga & Co.

Re. Property at Village Ambivli, Taluka Andheri being Sur. No. 142, Plot No. 142/1B, C.T.S. No. 832/9, Area 3875 Sq. yds i.e. 3240 Sq. mts.

Laxmi Ratan C.H.S. Ltd

To

Dear Sir,

As per your Instructions, I have taken search at Mumbai & Bandra Sub R. Office From 1993 To 2024 and also online Search at Bandra Sub. R. office No. 1 To 7 From 2002 To 2024 and following documents is found.

NBVagal 21/3/2024

N. B. Vagal

At Bandra Sub. R. office

1993 To 2012 Sub. R. office
Nil
2013 To 2023
Nil

At Mumbai Sub. R. office

1993 To 2012
Nil
2013 To 2023
Nil

Housiey.com

At Bandra Sub. R. office
No. 1 To 7

2002 To 2010
Nil

Schedule	**2011**	Dt. 10.3.11
Land & Construction at	**Conveyance**	RDt. 5.5.11
Village Ambivli	M/s. Lachmi Enterprises	
C.T.S. No. 832/9	Rajni G. Daryanani	
Plot No. 142/1B	Prem K. Daryanani	
Sur No. 142	To	Andheri 1
Area 3875 Sq. yd	Laxmi Ratan C.H.S. Ltd	2860/11
i.e. 3240 Sq. mts	---	

2012 To 2023
Nil
2024
Nil

NBVagal 21/3/2024
N. B. Vagal

Housiey.com