



S.KHAN & ASSOCIATES

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FORMAT-A
(Circular No. 28/2021)

To,
MahaRera

LEGAL TITLE REPORT

Sub:- Title Certificate with respect to Plot Bearing Survey No. 41 (Part) or CTS No. 1A (Part), which is admeasuring 4220.48 Square Meter which is falling within the jurisdiction Village Oshiwara, Taluka Andheri, Jogeshwari (West), K-W Ward, MCGM (Postal Code: 400 102). This Title Certificate is issued on the basis of documents provided by the Developers.

1. Title Investigation & Documents Reviewed:

We have reviewed the title of the subject land in response to M/s. Multistar Builders LLP's request for the proposed Slum Rehabilitation Scheme (SRS) in Oshiwara Village. The following documents have been examined:

- Letter from the Office of Co-operative Registrar of Slum Rehabilitation Authority (SRA) dated 16th September, 2022 whereby the Authority have been pleased to confirm that Election conducted during the ongoing General Body Meeting held on 11th September, 2022 at Epitome Banquet, Opp. Lotus Petrol pump, Jogeshwari (West) in presence of Learned Co-operative Officer namely Mr. H. R. Gavde – II. The Members of the Pragati SRA Co-operative Housing Society (Proposed) were present and during the course of business held in that Meeting, an Election was conducted to sort out the name of the Developers and the Architect. During such election, the Members voted in such a manner: Out of 140 Members, 136 Members have voted in favour of M/s Multistar Builders LLP and Architect M/s Essar Group and thereby appointed them to develop the subject land occupied by the Members of the “Pragati SRA Co-operative Housing Society (Proposed)” under SRS in order to get permanent alternate accommodation on ownership basis in lieu of their existing premises.



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- Letter from Slum Rehabilitation Authority (SRA) (dated 23rd September 2022, Reference No. SRA/CTSO/OW/2022/38044) Confirms approval for ownership rights under the SRS, located at Plot Survey No. 41 (Part) or CTS No. 1A (Part) in Oshiwara Village, Taluka Andheri, as per Rule 33(10) of the Mumbai Municipal Corporation Development Control and Promotion Regulations 2034.
- Pursuant to the proposal and in compliance with the applicable rules and regulation, the Developer- M/s Multistar Builders LLP has paid the requisite premium amount of Rs. 1,18,97,010/- vide receipt No. 67346 dated 20.04.2023 and Rs. 1,98,28,350/- vide receipt No. 67852 dated 11.05.2023 and as such total cumulative amount to the extent of Rs. 3,17,25,360/. Said amount was paid to the SRA for acquiring the development right over the subject land.
- Letter of Intent (LOI): issued vide reference No. K-W/MHADA/0008/20221003/LOI dated 21st April 2023 approving the proposal for redevelopment in compliance of terms and condition mentioned therein.
- Intimation of Approval (IOA): under sub Regulation of Regulation 33 (10) Development Control and Promotion Regulations – 2034 for Greater Mumbai vide letter No. K-W/MHADA/0008/20221003/AP dated 12th May 2023 whereby Slum Rehabilitation Authority granted M/s Multistar Builder LLP an approval to construct the Building under section 45 of MRTP Act 1966 in compliance of terms and condition as mentioned therein.
- No Objection Certificate (NOC): Issued by MHADA on 23rd April 2024, confirming MHADA's final ownership of the land and authorization for redevelopment in favour of M/s Multistar Builders LLP in accordance with rules of DCPR 2034 and in compliance with the Rules and Regulations laid down by the SRA and concern departments



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- Commencement Certificate (CC): Reference No. K-W/MHADA/0008/20221003/AP/C issued on 22nd October 2024, following compliance with applicable regulations.

2. Opinion on Title:

Based on the documents reviewed, including historical land acquisition and ownership claims, it is our opinion that the title to the land held by MHADA (Mumbai Housing and Area Development Corporation) is clear, valid, and marketable. The relevant ownership and title records have been thoroughly investigated.

3. Historical Background and Acquisition Process:

- **Land Acquisition:** The land acquisition for Survey No. 41 (Part) or CTS No. 1A (Part), located in Oshiwara Village, was initiated by the Maharashtra Housing Board (MHB) in the 1960s. The Maharashtra Government issued a notification in April 1960 to acquire the land under the Land Acquisition Act, 1894. Originally owned by M/s. Byramjee Jijibhoy Pvt. Ltd., the land faced legal disputes, including unauthorized encroachments and claims by tenants and slum dwellers.
- **Ownership and Dispute Resolution:** Various ownership disputes, including claims by Bhuwalsing Ramsing and other unauthorized occupants, were resolved over time, leading to the acquisition of 177-17-09 acres. The acquired land was subsequently transferred to MHADA, with compensation paid to the legal claimants.
- **Development under Slum Rehabilitation Scheme:** The land was designated for urban development, including slum rehabilitation. MHADA now holds 11,224.0 square meters of the land, while portions of the land were transferred to various other entities under the Slum Rehabilitation Authority (SRA) scheme.

4. Ownership Details of the Land:



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- MHADA's Ownership: MHADA holds 11,224.0 square meters.
- Other Ownership Interests:
 - Shri Rayami Samarth Prasanna Oshiwara East Co-op Housing Society Ltd.: 31,097.2 square meters
 - Shreegati Nagdevi M. Ravi: 250.0 square meters
 - Holy Angel Trust: 1,200.0 square meters
 - Oshiwara Yashodip Co-op Housing Society Ltd.: 1,940.0 square meters
 - Shree Vagadvesha Oswal Vikas Samaj, Mumbai: 1,518.0 square meters
 - Oshiwara Adarsh Co-op Housing Society Ltd.: 7,033.62 square meters
 - Oshiwara Sandipani Teachers Co-op Housing Society Ltd.: 1,841.0 square meters
 - Oshiwara Tarapur Garden Co-op Housing Society Ltd.: 20,235.8 square meters
 - Hindi Vidya Prachar Samiti: 1,800.0 square meters
 - Oshiwara Link Shopping Co-op Housing Society Ltd.: 768.37 square meters
 - Oshiwara Orchid Shopping Co-op Housing Society Ltd.: 372.85 square meters
 - Oshiwara Tarangan Co-op Housing Society Ltd.: 1,320.0 square meters
- MHADA's Remaining Area: After allocations to the above entities, MHADA retains 4,220.48 square meters for the further development under the Slum Rehabilitation Scheme.

5. Development Scheme and Proposed Land Use:

The Slum Rehabilitation Scheme proposed by Pragati SRA Co-operative Housing Society (Proposed) undertaken to develop by M/s. Multistar Builders LLP involves the following land area breakdown:

- Total Plot Area: 4,220.48 square meters.



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- Deducted Areas:
 - Garden/Open Space (ROS 1.5): 1,477.20 square meters.
 - Road Setback Area: 389.90 square meters.
- Remaining Area for Development: 2,353.38 square meters available for construction, which will be used for Floor Space Index (FSI) calculation.
- Approval and NOC: The scheme has been reviewed and is acceptable under Rule 33(10) of the Mumbai Municipal Corporation Development Control and Promotion Regulations (DCPR) 2034, subject to necessary approvals and NOC from MHADA.

6. Final Opinion:

Based on the documents submitted by M/s. Multistar Builders LLP and the approval process undertaken by MHADA and the SRA, it is confirmed that:

- The ownership of the land by MHADA is valid and undisputed, and the proposed rehabilitation plan meets all legal and ownership requirements.
- M/s Multistar Builders LLP has lawfully acquired development right over the land, pursuant to payment of premium and fulfilment of legal and procedural requirements under Slum Rehabilitation Scheme and accordingly NOC issued by MHADA confirming the MHADA's Ownership and consenting to proposed redevelopment by M/s Multistar Builders LLP for the "Pragati SRA Co-op Housing Society (Proposed) being undertaken in accordance with applicable Law's, Rules and Regulatory approvals.
- The Slum Rehabilitation Scheme, including the development on 4,220.48 square meters, is in compliance with all regulatory requirements, and the remaining area is available for development as per the applicable FSI.



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- The legal and title concerns surrounding the land have been resolved, and the project is proceeding as per the prescribed legal framework, subject to the final approvals from concerned authorities.

Final Conclusion: The project is legally sound, and the land title is confirmed as clear and marketable, with the relevant area reserved for the development of the Slum Rehabilitation Scheme.

For MULTISTAR BUILDERS LLP

Authorized Signatory

(Advocate)

Encl: Annexures:

FORMAT -A

(CIRCULAR NO. 28/2021)

FLOW OF THE TITLE OF THE SAID LANDS

- 7/12 Extract as on date of application for registration
- Mutation entry no. 2070
- Search Reports from 04/07/2018 and 26/04/2023 issued by Mr. Ramesh Dhalpe.
- Letter of Intent (LOI): issued vide reference No. K-W/MHADA/0008/20221003/LOI dated 21st April 2023.
- Intimation of Approval (IOA): vide letter No. K-W/MHADA/0008/20221003/AP dated 12th May 2023
- No Objection Certificate (NOC): Issued by MHADA on 23rd April 2024, confirming MHADA's final ownership
- Commencement Certificate (CC): Reference No. K-W/MHADA/0008/20221003/AP/C issued on 22nd October 2024,
- Litigation if any- No
- Encumbrances if any – No.
- Letters and correspondence as mentioned above,

For MULTISTAR BUILDERS LLP

Authorized Signatory

(Advocate)

Date:-18/06/2025