



Date: 21-04-2025

To,

MahaRERA,

3rd Floor, A-Wing, Slum Rehabilitation Authority,
Administrative Building, Anant Kanekar Marg,
Bandra (East), Mumbai -400051

LEGAL TITLE REPORT

Subject: Title report with respect to all that piece or parcel of Land measuring 972.19 sq meters, situated on Land bearing C.T.S No.2/B (hereinafter referred to as "the said Plot"). together with Ownership rights in the Building no. 1, comprising Ground Plus 4 (Four) upper floors and consists of 40 (Forty) residential Flats (hereinafter referred to as "the said Building no. 1") standing thereon, known as, 'Oshiwara Godavari Co-Operative Housing Society Ltd. , a Co-operative Society duly registered under the Maharashtra Co-operative Societies Act. 1960 (Mah. XXIV of 1961) and bearing Registration No. BOM/(W-K)/HSG/(1C)/9308/1996-97 dated 27/6/1996 and having its registered office at Bldg. No.1., MHADA Gaondevi Complex, Behind Oshiwara Police Station & Heera Panna Mall, Opp. City International School, Oshiwara, Jogeshwari (west), Mumbai-400102 in the Registration Sub-District of Andheri and Mumbai Suburban.

Respected Sir/Madam,

I have investigated the title of the said Plot along with the said Building no. 1 on the request Of OXFORD WORLDONE REALTY LLP., a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 through its Partners Parbat Ramji Patel PAN No. AAIF00633P and having its Registered Office at 7, Shiv Sagar CHS, Sector- 1, Charkop, Kandivali (West), Mumbai- 400 067 (hereinafter referred to as "the said Developer ") and following documents, i.e.,



1. DESCRIPTION OF THE PROPERTY:

All that piece or parcel of Land measuring 972.19 sq meters, situated on property bearing C.T.S No.2/B (hereinafter referred to as "the said Plot"). Together with Ownership rights in the Building no. 1, comprising Ground plus 4 (Four) upper floors and consists of 40 (Forty) residential Flats (hereinafter referred to as "the said Building no. I") standing thereon, known as, 'Oshiwara Godavari Co-Operative Housing Society Ltd. situated at MHADA Gaondevi Complex, Behind Oshiwara Police Station & Heera Panna Mall, Opp. City International School, Oshiwara, Jogeshwari (west), in the Registration Sub-District of Andheri and Mumbai Suburban.. The said Plot and the said Building no. I shall be hereinafter collectively referred to as "the said Property".

2. THE DOCUMENTS OF ALLOTMENT OF SAID PROPERTY/FLOW OF TITLE OF THE SAID PROPERTY:

- A. A registered Indenture of Lease dated 1st December, 2023 ("**Indenture of Lease**") lodged for registration under receipt no. BDR17 — 16709 -2023, entered into and executed by and between MHADA on the one part and the said Society, i.e., 'Oshiwara Godavari **Co-operative Housing Society Limited**' on the other part,
- B. A registered Deed Sale dated 1st December, 2023 ("Deed of Sale") lodged for registration under receipt no. BDR17 — 16707 -2023 entered into and executed by and between the MHADA on the one part and the said Society, i.e., 'Oshiwara Godavari Co-operative Housing Society Limited' on the other part,
- C. Registered Development Agreement dated 14th June, 2024 under registration no. BDR18-10725 -2024 on same day and registered Power of Attorney dated 14th June, 2024 under registration no. BDRI 8-10726 -2024 executed in respect of the redevelopment of the said Society, 'Oshiwara Godavari CO-OPERATIVE HOUSING SOCIETY LIMITED, in favour of Developer OXFORD WORLDDONE REALTY LLP.



D. The Development plan remark being D.P 2034 (sanctioned part) S M Sheet dated 7/12/2033 bearing reference No. Ch.E./ DP34202212111431618 D.P. Rev. dt. Refer Inward Number K/W/ 2022/ 111431620, reflects that the said Property under reference falls in Residential Zone (R-Zone) and is effecting proposed road and road widening as mentioned therein .

E. M/s. Solicis Lex has issued the requisite Publications in 'Business Standard' and 'Navshakti ' Newspapers both on 29 June, 2024.

F. Also, pursuant to the aforesaid, 'No Claims Certificate' dated 11th July 2024 was issued by Ws. Solicis Lex to OXFORD WORLDONE REALTY LLP.

3. THE PROPERTY REGISTER CARD (PR CARD):

The Property Registered Card (PR CARD) shows the name of Owner as MHADA and the said Plot is under category "C". MHADA is the original Owner and Society is the present Owner and in process of updating PR CARD.

4. SEARCH REPORT

The Search Report dated 24th June, 2024 is issued by Mr. Ganesh Gawde, Search Clerk having his address at 32/13, Matrusmruti Society, L.T. Nagar, Road No. 2, M.G. Road, Goregaon (West) Mumbai 400062, who has caused searches at the Offices of Sub-Registrar of Assurances at Mumbai, Bandra and Andheri Nos. 1 to 8 for the period from year 1995 to year 2024. However, as on this date, the Search Report does not reflect any other registered document/s creating a charge or encumbrance on the said Property. The Search Report did not show any adverse entry/transfer of the said Property.



5. 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 OXFORD WORLDONE REALTY LLP., a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its Registered Office at 7, Shiv Sagar CHS, Sector- 1, Charkop, Kandivali (West), Mumbai-400 067, in respect of the said Society, i.e., Oshiwara Godavari Co-Operative Housing Society Ltd. is clear and marketable as per terms and conditions mentioned in the said registered Development Agreement dated 14th June, 2024.

Owners of the said Property:

1) "Oshiwara Godavari Co-operative Housing Society Limited", a co-operative housing society registered under the provisions of Maharashtra Housing Societies Act, 1960 under registration No.BOM/(W-K)/HSG/(1C)/9308/1996-97 dated 27/6/1996 and having its registered office at Bldg. No.1. Mhada Ciaonde duplex, Jogeshwari (West) Mumbai 100102.

2) Qualifying Comments/Remarks:

In the premises aforesaid, on basis of documents submitted to me on the said Property, I opine my view that the title of the said Developer OXFORD WORLDONE REALTY LLP., a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at 7, Shiv Sagar CHS, Sector- 1, Charkop, Kandivali (West), Mumbai-400 067, to the captioned Plot and the said Building no. 1 (i.e., the said Property) is clear and marketable, and free from all reasonable doubts for redevelopment of the said Property.

6. The report reflecting the flow of title of the Developer on the said Property is enclosed herewith as "**Format-A**" being annexed hereto.

7. No Ongoing Litigation is on the said Property (on the basis of affidavit cum indemnity given in favour of undersigned by partners of the Oxford Worldone Realty LLp)

Enclosed: Format-A

Date: 21-04-2025

SWAPNIL GAWDE

Bscit. GDCA. LL. B

ADVOCATE



☎ 9167244335

☎ 8286971351

adv. sdgawde@gmail.com

(CIRCULAR- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 /12 extract
- 2) Search report from 1995 till 2024.
- 4) Any other relevant title.
- 5) Litigations if any NO.

Date: 21-04-2025

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SWAPNIL D. GAWDE

ADVOCATE HIGH COURT

(MAH / 12603 / 2021)

35/745, Adarsh Nagar, Prabhadevi

Mumbai - 400 030.

Mob.: 9167244335



FORMAT-A (CIRCULAR NO. 28/2021)
FLOW OF THE TITLE OF THE SAID SOCIETY

1. Maharashtra Housing and Area Development Authority ('MHADA') had under scheme of Low Income group had allotted to various Allottees Tenements of the Building no. 1 standing on the said Plot.
2. The Allottees of the said Building no. 1 came together and formed a co-operative Housing society, Le., 'Oshiwara Godavari Co-operative Housing Society Limited' under the provisions of the Maharashtra Co-operative Societies act, 1960 (hereinafter referred to as the "said Act") with the Dy. Registrar of Societies bearing Registration No. BOM/(W-K)/HSG/(1C)/ 9308/1996-97 dated 27/6/1996 and having its registered office at Bldg. No.1. Mhada Ciaonde suplex, Jogeshwari (West) Mumbai 100102. The said Society is comprising Ground Plus 3 (Three) upper floors and consists of 40 (Forty) residential Flats and popularly known as 'Building no. 1'.
3. Thereafter, vide a registered Indenture of Lease dated 1 December, 2023 ("Indenture of Lease") lodged for registration under receipt no. BDR17 16709 -2023, entered into and executed by and between MHADA on the one part and the said Society, ie, 'Oshiwara Godavari Co-operative Housing Society Limited' on the other part, the MHADA had demised, by way of lease, the said Building no. 1 standing on the said Plot to the said Society for the purpose of residential use to its members for 30 (thirty) years, for the price, terms and conditions more particularly mentioned therein.
4. Further, vide a registered Deed of Sale dated 1st December, 2023 ("Deed of Sale") lodged for registration under receipt no. BDR17-16707-2023 entered into and executed by and between the MHADA on the one part and the said Society, i.e., Oshiwara Godavari Co-operative Housing Society Limited on the other part, the MHADA had conveyed, transferred and granted to the said Society, all that right, title and interest in respect of the said Building no. 1 standing on the said Plot for the price, terms and conditions more particularly mentioned therein. In pursuance of the Indenture of Lease and Deed of Sale, the said Society, i.e., 'Oshiwara Godavari Co-operative Housing Society Limited', became seized and possessed of and otherwise fully well and sufficiently entitled to Lease hold right on the said Plot and ownership right of the said Building no. 1 standing thereon, i.e., the said Property.



5. Then Registered Development Agreement dated 14th June, 2024 under registration no. BDR18-10725-2024 on same day and registered Power of Attorney dated 14 June 2024 under registration no. BDR18-10726 -2024 in respect of the redevelopment of the said Society, 'Oshiwara Godavari CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/(W-K)/HSG/(1C)/ 9308/1996-97 dated 27/6/1996 and having its registered office at Bldg. No.1. Mhada Ciaonde suplex, Jogeshwari (West) Mumbai 100102 along with ownership rights in a building standing thereon the Building no. 1, comprising Ground Plus 4 (Four) upper floors and consists of 40 (Forty) residential Flats (hereinafter referred to as "the said Building no. 1"), situated within Village Oshiwara, Taluka Andheri in Mumbai Suburban District Andheri is clear, marketable and without any encumbrances for redevelopment of the said Property.
6. As per the Development plan remark being D.P 2034 (sanctioned part) S M Sheet dated 7/12/2033 bearing reference No. Ch.E./ DP34202212111431618 D.P. Rev. dt. Refer Inward Number K/W/2022/111431620, reflects that the said Property under reference falls in Residential Zone (R-Zone) and is effecting proposed road and road widening as mentioned therein.
7. M/s. Solicis Lex has issued the requisite Publications in 'Business Standard' and 'Nav Shakti' Newspapers both on 25th June 2024 and has not received any objections till date.
8. Also, pursuant to the aforesaid, "No Claims Certificate dated 11 July 2024 was issued by M/s. Solicis Lex to OXFORD WORLDONE REALTY LLP.



9. This Legal Title Report has been issued by me on the basis of the following assumptions, qualifications and limitations as follows:

a. This Legal Title Report is given only with respect to the current laws of India and various government policies in force as of the date of this Legal Title Report. Any changes in the Indian law and/or policies after the date of this Legal Title Report, which are retrospective, could have an effect on the validity of my conclusions stated herein.

b. This Legal Title Report is strictly limited to the matters stated herein and does not extend to any other matters and is not to be read as extending by implication to any other subject matter.

c. My understanding of facts is based upon and limited to the information/documents provided to me. I have no reason to believe that the information/documents provided to me is not genuine. Any variance of facts may cause a corresponding change in the analysis set out in this Legal Title Report.

d. The legal capacity of all persons, genuineness of all signatures, authenticity of all documents submitted to me as certified or photocopies.

e. That there have been no amendments or changes to the documents examined by me.

f. The accuracy and completeness of all the factual representations made in the documents.

g. All prior title documents have been adequately stamped and registered.

h. For the purposes of this opinion, I have relied upon information relating to Declaration on Title executed by the said Society, ie, 'Oshiwara Godavari Co-operative Housing Society Limited, revenue record provided by the said Society as also on the information provided to me by the said Society.



i. For the purposes of this opinion, I have relied upon photocopies of documents where original documents of title were not available.

j. A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.

k. Even though this document is titled 'Legal Title Report', it is in fact an opinion based on the documents perused by me.

L. This opinion is limited to the matters pertaining to Indian Law (as on the date of this opinion) alone and I express no opinion on laws of any other jurisdiction.

m. I am not certifying the boundaries of the said property or the existence of structures, or its area or its physical condition.

n. I have not visited the site.

Date: 21-04-2025



SWAPNIL GAWDE
ADVOCATE