

ADVOCATE, HIGH COURT

MIRA ROAD : Off. No. 101, Bldg. P/10, 1st Floor, Siddharth Nagar, Sheetal Nagar, Mira Road (East) - 401 107.
VASAI : 101, Khokhani Bhavan, Navghar, Vasai Road (W), Dist. Palghar - 401 202.

FORMAT – A

(Circular No.:- 28/2021)

To

Maharera

LEGAL TITLE REPORT

Sub : Title Clearance Certificate with respect to properties bearing
1) Survey No. 126/2-C-1, Corresponding CTS No. 2679, Admeasuring 920 sq. meters, 2) Survey No. 125/2, Corresponding CTS No. 2718, Admeasuring 987.2 sq. meters, 3) Survey No. 125/1, Corresponding CTS No. 2719, Admeasuring 137.7 sq. meters, (Sr. No. 1 to 3 Mhada Property), 4) Survey No. 126/2A-1, Corresponding CTS No. 2680, Admeasuring 794 sq. meters, 5) Survey No. 125/3, Corresponding CTS No. 2681, Admeasuring 2684.90 sq. meters, 6) Survey No. 131/1A, Corresponding CTS No. 2682/A, Admeasuring 159.40 sq. meters, 7) Survey No. 131/2A-1, Corresponding CTS No. 2682/B (Parijat Society), Admeasuring 1354.3 sq. meters, 8) Survey No. 131/2A-1P, Corresponding CTS No. 2682/C, Admeasuring 735.5 sq. meters, 9) Survey No. 130/1, Corresponding CTS No. 2716(pt), Admeasuring 235.3 sq. meters, 10) Survey No. 130/4, Corresponding CTS No. 2717(pt), Admeasuring 35.4 sq. meters, (Sr. No. 4 to 10 ULC Properties), 11) Survey No. 130/4, Corresponding CTS No. 2717(pt), Admeasuring 4999.5 sq. meters, 12) Survey No. 131/2A-1, Corresponding CTS No. 2683 & CTS No. 2683/1 to 4, Admeasuring 80.20 sq. meters, 13) Survey No. 128/1, Corresponding CTS No. 2684, Admeasuring 960 sq. meters, 14) Survey No. 131/2A-1,

Corresponding CTS No. 2682/B(pt), Admeasuring 145.7 sq. meters, 15) Survey No. 131/2A-1, Corresponding CTS No. 2682/C, Admeasuring 5896.1 sq. meters, 16) Survey No. 130/3pt, Corresponding CTS No. 2709(pt), Admeasuring 1163.8 sq. meters, 17) Survey No. 130/3pt, Corresponding CTS No. 2709(pt), Admeasuring 1836.9 sq. meters, 17) Survey No. 132/7, Corresponding CTS No. 2711, Admeasuring 1487 sq. meters, 18) Survey No. 132/8, Corresponding CTS No. 2715, Admeasuring 1834.3 sq. meters, 19) Survey No. 130/1, Corresponding CTS No. 2716(pt), Admeasuring 429.5 sq. meters, 20) Survey No. 129/1, Corresponding CTS No. 2689, Admeasuring 2174.1 sq. meters, **(Sr. No. 11 to 20 Clear Property)** Situate at revenue village Dahisar, Rawalpada, Near Highway, Dahisar (East), Tal. – Borivali, Dist. – Mumbai Suburban. Within the registration District & Sub-District office of Borivali / Bandra / Mumbai Suburban. Within the limits of Mumbai Municipal Corporation.

I have investigated the title of the said properties / plots on the request of M/s. Dream Heritage Pvt. Ltd. i.e. the Owners properties and M/s. Oyster Living LLP (Developers of the properties) and following documents i.e. :-

1) Description of the properties. : Situated at Village Dahisar, Rawalpada, Near Highway, Dahisar (East), Tal. – Borivali, Dist. – Mumbai Suburban.

2) The documents of allotment of plots as hereunder.

a) Joint Development Agreement dated 29/05/2015.

Owners – M/s. Dream Heritage Pvt. Ltd.

Developers – M/s. Oyster Living LLP

- b) Deed of Conveyance Dated 10/08/2010,
Registration No. BDR-16/11400/2010,
Vendor - Mr. Dinesh H. Trivedi.
Properties Bearing **a)** Survey No. 132/8, CTS No. 2717, Admeasuring 1834.3 sq. meters. **b)** Survey No. 130/1, CTS No. 2716(Part), Admeasuring 429.5 sq. meters, **c)** Survey No. 130/4, CTS No. 2717(Part), Admeasuring 4999.5 sq. meters, **d)** Survey No. 130/3(Part), CTS No. 2709(Part), Admeasuring 1163.8 sq. meters. Situated at Village Dahisar, Rawalpada, Near Highway, Dahisar (East), Tal. – Borivali, Dist. – Mumbai Suburban.
- c) Deed of Conveyance Dated 24/12/2010.
Registration No. BDR-12/00133/2011.
Vendors -Mrs. Hassubai Kashinath Raut & Others - MHADA Property. Property Bearing Survey No. 126/2-C-1, CTS No. 2679, Admeasuring 920.7 sq. meters, Situated at Village Dahisar, Rawalpada, Near Highway, Dahisar (East), Tal. – Borivali, Dist. – Mumbai Suburban.
- d) Deed of Conveyance Dated 25/12/2010,
Registration No. BDR-12/00745/2011, Vendors - M/s. Dream Realty Property Bearing Survey No. 131/2A-1, CTS No.2682/B, Admeasuring 1500 sq. meters, out of area admeasuring 1500 sq. meters, an area 1354.3 sq. meters, has been acquired under the ULC Act) and remaining area admeasuring 145.7 square meters, is Clear Property.

- e) Deed of Conveyance Dated 25/01/2011,
Registration No. BDR-12/00747/2011,
Vendors - Mr. Ramchandra M. Bhoir & Others
Properties Bearing Survey No. 131/2A-1, CTS No. 2683, 2683/1 to 4,
Admeasuring 80.2 sq. meters, is Clear Property.
- f) Deed of Conveyance Dated 14/12/2011,
Registration No. BDR-11/10604-2011,
Vendors - Mr. Rajesh Ganpatlal Mewada.
Property Bearing Survey No. 131/2A-1(pt), CTS No. 2682/C(pt),
Admeasuring 5896.1 sq. meters, is Clear Property.
- g) Deed of Conveyance Dated 31/01/2011,
Registration No. BDR-12/00889-2011,
Vendors - M/s. Glorious Construction Company.
Property Bearing Survey No. 128/1, CTS No. 2684, Admeasuring
960 sq. meters, is Clear Property.
- h) Joint Development Agreement with Societies duly notarized,
i) Bajarangi Shakari S.R.A. Housing Society
Agreement Deed dated 20/10/2012, Notary Registration
No. 5049/R/12, Power of Attorney dated 20/10/2012,
Notary Registration No. 5048/R/12,
CTS No. 2680/2681/2682C, 2684, 2717 – 152 - Slum Dwellers.
ii) Manisha Nagar Shahakari Gruhanirman Sanstha
Agreement Deed Dated 05/11/2011, Notary Registration
No. 3919/2011, Power of Attorney dated 05/11/2011,

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Notary Registration No. 3918/2011.

CTS No. 2711 - 60 – Slum Developers.

iii) Shakti Nagar Rahivasi Social Welfare Association,
Agreement Deed Dated 05/04/2011, Notary Registration
No. 2216/2011, Power of Attorney dated 05/04/2011,
Notary Registration No. 2214/2011.

CTS No. 2709 - 162 – Slum Developers.

iv) Krishna Nagar Sahakari Gruhanirman Sanstha,
Agreement Deed Dated 09/09/2012, Notary Registration
No. 4516/2012, Power of Attorney dated 09/09/2012,
Notary Registration No. 4517/2012,

CTS No. 2715, 2682/A - 84 – Slum Developers.

v) Shree Someshwar Sahakari Gruhanirman Sanstha,
Agreement Deed Dated 29/12/2012, Notary Registration
No. 3523/2012, Power of Attorney dated 29/12/2012,
Notary Registration No. 3525/2012,

CTS No. 2717 - 113 – Slum Developers.

vi) Sai Krupa Sahakari Gruhanirman Sanstha,
Agreement Deed Dated 04/07/2011, Notary Registration
No. 10689/2011, Power of Attorney dated 04/07/2011,
Notary Registration No. 10688/2011,
CTS No. 2682/C(pt), 2717(pt) - 84 – Slum Developers.

vii) Shree Hari Sahakari Gruhanirman Sanstha,
Agreement Deed Dated 17/04/2011, Notary Registration
No. 1004/2011, Power of Attorney dated 17/04/2011,

Notary Registration No.1003/2011, CTS No. 2680-53 – Slum Developers.

- viii) Shree Datta Krupa Sahakari Gruhanirman Sanstha,
Agreement Deed Dated 24/08/2012, Notary Registration
No. 4018/2012, Power of Attorney dated 24/08/2012,
Notary Registration No. 4017/2012,
CTS No. 2682/C - 69 – Slum Developers.
- ix) Narayan Sahakari Gruhanirman Sanstha,
Agreement Deed Dated 28/11/2011, Notary Registration
No. 4044/2011, Power of Attorney dated 28/11/2011,
Notary Registration No. 4043/2011,
CTS No. 2683, 2683/1 to 4 - 23 – Slum Developers.
- x) Gurukul Sahakari SRA Gruhanirman Sanstha,
Agreement Deed Dated 27/11/2012, Notary Registration
No. 6128/2012, Power of Attorney dated 27/11/2012,
Notary Registration No. 6129/2012,
CTS No. 2682/C, 2717, 2689, 2688 - 141 – Slum Developers.
- xi) Rameshwar Sahakari SRA Gruhanirman Sanstha,
Agreement Deed Dated 06/07/2013,
Power of Attorney dated 06/07/2013,
CTS No. 2681, 2718 - 40 – Slum Developers.
- xii) Shree Vijay Sahakari SRA Gruhanirman Sanstha,
Agreement Deed Dated 14/06/2013, Notary Registration
No. 4408/2013, Power of Attorney dated 14/06/2013,
Notary Registration No. 4407/2013,
CTS No. 2679 - 40 – Slum Developers.

- xiii) Gyandeeep Sahakari SRA Gruhanirman Sanstha,
Agreement Deed Dated 26/07/2013, Notary Registration No. 26/2013,
Power of Attorney dated 26/07/2013, Notary Registration No. 27/2013,
CTS No. 2717 - 40 – Slum Developers.
- xiv) Shree Ganesh Sahakari SRA Gruhanirman Sanstha,
Agreement Deed Dated 31/10/2012, Notary Registration
No. 5240/2012, Power of Attorney dated 31/10/2012,
Notary Registration No. 5239/2012,
CTS No. 2717 - 49 – Slum Developers.
- xv) Navjeevan Sahakari SRA Gruhanirman Sanstha,
Agreement Deed Dated 28/11/2011, Notary Registration
No. 3000/2011, Power of Attorney dated 28/11/2011,
Notary Registration No. 2999/2011,
CTS No. 2717 - 86 – Slum Developers.
- xvi) Parijat CHS Ltd.
Agreement Deed Dated 12/06/2013, Notary Registration
No. 17161/2013, CTS No. 2682/B(pt) - 32 – Slum Developers.
- 3) 7/12 Extract or Property Card issued by Mumbai Suburban District
Department of Land Records mutation entry no is as follows :-

Sr No	CTS No	Mutation Entry No	Issued By
1	2679	895	Mumbai Suburban District Department of Land
2	2680	637 , 643 & 1299	
3	2681	637 , 643 & 1299	
4	2682A	534 & 1299	
5	2682B	534	
6	2862C	534	
7	2683	1299	
8	2683/1	1299	
9	2683/2	1299	
10	2683/3	1299	
11	2683/4	1299	
12	2684	1299	
13	2709 A	1270/15 & 1442	
14	2711	1270/15	
15	2715	1006 & 1270/15	
16	2716	544 & 1270/15	
17	2717	544 & 1299	
18	2718	1270/15	
19	2719	1270/15	

- 4) Search report for 35 Years from 1986 till 30th March 2021, Search Report taken by Owners & Developers Search Clerk Mr. A. Patil.

On the whole from the search taken out by Search Clerk Mr. A. Patil, at the office of Sub-Registrar Mumbai SRO, Bandra SRO, at BDR to Goregaon Office, Borivali – 2, 3, 4, 5, 6, 7, 8 & 9 Offices, and on the basis

and inspection of documents produced before me and the information provided by the Owners & Developers that the said properties are not subject matter of any suit/litigation in any Court of Law in India, Revenue Department and/or the competent authorities and there have been no amendments or changes to the documents examined by me, considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled. Subject to what is stated above without prejudice in my opinion the title of the Owners i.e. M/s. Dream Heritage Pvt. Ltd. & Developers i.e. M/s. Oyster Living LLP, in respect of all that properties are absolutely clear and marketable free from all encumbrances and reasonable doubts, and the Owners & Developers are entitled to develop the said properties, subject to their obtaining necessary permissions, sanctions and approvals from the competent authorities.

Owners of the land as referred in

CTS No. 2679, 2680, 2681, 2682A, 2682B, 2682C, 2683 & 2683/1 to 4, 2684, 2709A, 2711, 2715, 2716, 2717, 2718 and 2719, Situated at revenue village Dahisar, Rawalpada, Near Highway, Dahisar (East), Taluka – Borivali, District – Mumbai Suburban.

The report reflecting the flow of the title of the M/s Oyster Living LLP [Developers] on the said lands are enclosed herewith as annexure.

Enclosure – Joint Development Agreement Dated 29/05/2015.

Between – M/s. Dream Heritage Pvt. Ltd. (Owners)

M/s. Oyster Living LLP (Developers)

Date : 06-04-2021


(Mr. R. R. Jollani)

Advocate.

R. R. JOLLANI
ADVOCATE, HIGH COURT
: Off. No. 1, Bldg. No. P/10,
1st Floor, Siddarth Nagar,
Sheetal Nagar, Mira Road (E) - 401 107.

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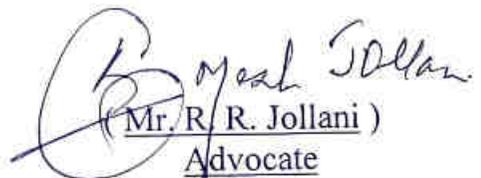
FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 Extract / Property Card as on date of application for registration.
- 2) Mutation Entry No as per Property Card – 895, 637, 643, 1299, 534, 1270/15, 1442, 1006, 544, And Mutation Entry as per 7/12 Extract 7518, 7516, 6810, 7536, 7537, 7300, 7576, 7575, 7517.
- 3) Search report for 35 Years from 1986 to 30th March 2021, taken from Sub-Registrar' office at Mumbai, Bandra, Goregaon & Borivali.
- 4) Any other relevant title.
- 5) Litigations if any - None as per documents produced, information by Owners & Developers.
- 6) Whereas for the purpose of this report on title, I have relied upon the following:
 - i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners & Developers.
 - ii) Copy of 7/12, 6/12 & 8-A Extract, Property Card in respect of the said properties.
 - iii) Information by the Owners & Developers that the said properties are not subject matter of any suit/litigation in any Court of Law in India, Revenue Department and/or the competent authorities.

- 7) Whereas even though this document is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that :
- i) of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12 & 8-A Extract, Property Card copies of the properties, documents submitted to me,
 - ii) that there have been no amendments or changes in the 7/12, 6/12 & 8-A Extract, Property Card copies of the properties, documents examined by me,
 - iii) the accuracy and completeness of all the factual representations made in the documents,
 - iv) the above referred Deed of Conveyance, Power of Attorney, Agreement for sale, Joint Venture Agreement, Joint Development Agreement of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.
- 8) Whereas I am not certifying the boundaries of the said properties and/or physical condition of the said properties since I have not visited the said properties.

Date : 06/04/2021.


(Mr. R. Jollani)
Advocate

R. R. JOLLANI
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