

Yogita Patankar

Advocate, High Court

G-404, Vaibhav (Tardeo) CHS Ltd., 63 Dadarkar Compound, Tardeo, Mumbai – 400 034.
Mob.: 99690 26067, Email: yogita.patankar3105@gmail.com

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

LEGAL TITLE REPORT

Re: Following pieces and parcels of land of Village - Sahar, Taluka – Vile Parle, Mumbai Suburban District, being, lying and situate at Sahar Road, Near P&T Colony, Andheri East, Mumbai – 400 099 (collectively "**Larger Property**")

- (1) ALL THAT piece or parcel of land or ground bearing (i) City Survey No. 21/A admeasuring 952 sq. mtrs. or thereabouts, and (ii) City Survey No.21/B admeasuring 450.80 sq. mtrs., admeasuring in aggregate **1402.80 sq. mtrs.** or thereabouts together with structures standing thereon (hereinafter collectively referred to as the "**First Property**"); and
- (2) ALL THAT piece or parcel of land or ground bearing (i) City Survey No. 22 (part) admeasuring 166.50 sq. mtrs., (ii) City Survey No.27 (part) admeasuring 89 sq. mtrs., (iii) City Survey No. 27/1 to 10 admeasuring 75.50 sq. mtrs., (iv) City Survey No.27/11(part) admeasuring 1.50 sq. mtrs., (v) City Survey No.28 (part) admeasuring 122.70 sq. mtrs., (vi) City Survey No. 28/1 admeasuring 8 sq. mtrs., (vii) City Survey No.44 (part) admeasuring 105.10 sq. mtrs., (viii) City Survey No. 44/1 to 4 admeasuring 49.10 sq. mtrs., (ix) City Survey No.45 (part) admeasuring 14.20 sq. mtrs., (x) City Survey No.46(part) admeasuring 459.60 sq. mtrs., and (xi) City Survey No.46/16 to 39 admeasuring 225.70 sq. mtrs., all admeasuring in aggregate **1336.80 sq. mtrs.** (including road area admeasuring 19.90 sq. mtrs.) together with structures standing thereon (hereinafter collectively referred to as the "**Second Property**").

- *****
1. I am investigating title of M/s. Baluwala Builders, a partnership firm incorporated under the Indian Partnership Act, 1932 and having its place of business at A/902, Aristo Sapphire CHSL, 2nd Hasnabad Lane, Santacruz West, Mumbai – 400 054 (hereinafter referred to as "**the Developer**") to the Larger Property as also its entitlement to undertake development of the Larger Property.

(i) Description of the Larger Property:

Following pieces and parcels of land of Village - Sahar, Taluka – Vile Parle, Mumbai Suburban District, being, lying and situate at Sahar Road, Near P&T Colony, Andheri East, Mumbai – 400 099:



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- (a) ALL THAT piece or parcel of land or ground bearing (i) City Survey No. 21/A admeasuring 952 sq. mtrs. or thereabouts, and (ii) City Survey No.21/B admeasuring 450.80 sq. mtrs., admeasuring in aggregate **1402.80 sq. mtrs.** or thereabouts together with structures standing thereon; and
- (b) ALL THAT piece or parcel of land or ground bearing (i) City Survey No. 22 (part) admeasuring 166.50 sq. mtrs., (ii) City Survey No.27 (part) admeasuring 89 sq. mtrs., (iii) City Survey No. 27/1 to 10 admeasuring 75.50 sq. mtrs., (iv) City Survey No.27/11(part) admeasuring 1.50 sq. mtrs., (v) City Survey No.28 (part) admeasuring 122.70 sq. mtrs., (vi) City Survey No. 28/1 admeasuring 8 sq. mtrs., (vii) City Survey No.44 (part) admeasuring 105.10 sq. mtrs., (viii) City Survey No. 44/1 to 4 admeasuring 49.10 sq. mtrs., (ix) City Survey No.45 (part) admeasuring 14.20 sq. mtrs., (x) City Survey No.46(part) admeasuring 459.60 sq. mtrs., and (xi) City Survey No.46/16 to 39 admeasuring 225.70 sq. mtrs., all admeasuring in aggregate **1336.80 sq. mtrs.** (including road area admeasuring 19.90 sq. mtrs.) together with structures standing thereon.

(ii) **Documents of title of the Larger Property:**

- (a) By and under the following inter-alia deeds and documents, the Developer has acquired rights for development of the First Property including ownership of the First Property ("**First Property Documents**"):
- i. Letter of Intent bearing Ref. No. Dy.CE./SI/SRD/104 dated 04/04/1995 read with the Letter of Intent bearing Ref. No. Dy.C.E./S.I/8388 dated 15/12/1995 issued by the Slum Rehabilitation Authority ("**SRA**") for carrying out Slum Redevelopment Scheme ("**SRD Scheme**") on the First Property under Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 1991 ("**DCR-1991**");
 - ii. Revised Letter of Intent bearing Ref. No. SRA/Eng/1555/KE/PL/ LOI dated 23/11/2006 ("**Old LOI**") issued by SRA thereby approving conversion of old SRD Scheme into new Slum Rehabilitation Scheme ("**SR Scheme**") in relation to the First Property under Regulation 33(10) of DCR-1991; and
 - iii. Deed of Conveyance dated 19/07/1996 executed by and between Mrs. Cresenta Monica Brako & others, being vendors of the First Part, Mr. Amar Khanna, being confirming party of the Second Part and M/s. Baluwala Builders (the Developer herein), being purchaser of the Third Part, registered with the Office of the Sub-Registrar of Assurances under Serial No. BBJ-2743/96.



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- (b) By and under the following inter-alia deeds and documents, the Developer has acquired rights for development of the Second Property ("**Second Property Documents**"):
- i. Notice bearing Ref. No. Bhusanpa2017/C.R.17/zopani-2 dated 23/05/2018 issued by the Deputy Secretary, Housing Department, Government of Maharashtra under Section 14(1) read with paragraph (A) of sub-clause (i) of clause (c) of Section 3D of the Slum Act and published in the Maharashtra Government Gazette on 23/05/2018 for acquisition of the Second Property;
 - ii. Amalgamated and Revised Letter of Intent bearing Ref. No. SRA/ENG/1555/KE/PL/LOI & KE/PVT/0248/20200907/LOI dated 09/01/2024 ("**the LOI**") issued by SRA in favour of the Developer sanctioning thereby the scheme of amalgamated development of the First Property and the Second Property under Regulation 33(10) of the Development Control and Promotion Regulations, 2034 ("**DCPR-2034**");
 - iii. Intimation of Approval ("**IOA of Composite Building**") bearing Ref. No. KE/PVT/0248/ 20200907/C dated 12/02/2024 issued by SRA in favour of the Developer for construction of a building described as 'composite building' on a portion of the First Property and the Second Property;
 - iv. Intimation of Approval ("**IOA of Sale Building**") bearing Ref. No. KE/PVT/0248/20200907/AP/S dated 20/05/2025 issued by SRA in favour of the Developer for construction of a building described as 'sale building' on a portion of the First Property and the Second Property;
 - v. Commencement Certificate ("**CC of Composite Building**") bearing Ref. No. KE/PVT/0248/ 20200907/AP/S dated 20/06/2025 issued by SRA in favour of the Developer in respect of construction of 'composite building' on a portion of the First Property and the Second Property; and
 - vi. Commencement Certificate ("**CC of Sale Building**") bearing Ref. No. KE/PVT/0248/20200907/AP/S dated 23/06/2025 issued by SRA in favour of the Developer in respect of construction of 'sale building' on a portion of the First Property and the Second Property.

(iii) **Revenue Records of the Larger Property:**

I have perused Property Register Cards with respect to the Larger Property being plots of land bearing City Survey Nos. 21/A, 21/B, 22, 27, 27/1 to 10, 27/11, 28, 28/1, 44, 44/1 to 4, 45, 46, 46/16 to 39 of Village – Sahar, Taluka –

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Vile Parle, Mumbai Suburban District. My observations on the same are set out in Paragraph D(3) of the Compendium (as defined below).

(iv) Searches undertaken at the office of the Sub-Registrar of Assurances:

I have caused searches to be taken at the office of the concerned Sub-Registrar of Assurances through the search clerk in respect of the Larger Property. In this regard, the search clerk has furnished me search reports for each of the lands comprised in the Larger Property, both dated 03/07/2025, details of the same are set out in Paragraph D(9) of the Compendium.

2. On perusal of the above documents and the other relevant documents as set out in the Compendium (being Annexure – 1 hereto) and subject to all that is stated in the Compendium, rehabilitation of all eligible slum dwellers on the Larger Property, the terms and conditions of all the approvals obtained/ to be obtained for the development of the Larger Property from time to time, and the payment of property taxes as set out in the Compendium, entitlement of the Developer to develop the Larger Property and the title of the Developer to the First Property is clear and marketable.
3. **Ownership of the Larger Property:**
 - (i) First Property: As per the First Property Documents, the Developer herein viz. M/s. Baluwala Builders is the owner of the First Property.
 - (ii) Second Property: As per the Second Property Documents, SRA has acquired the ownership in respect of the Second Property and has granted LOI in favour of the Developer thereby sanctioning the scheme of amalgamated development of the Second Property with the First Property.
4. The Compendium on Title dated 21/07/2025 (“**the Compendium**”) reflecting the flow of title of the Developer with respect to entitlement, ownership and development of the Larger Property is enclosed herewith as **Annexure – 1**. This Legal Title Report must be read together with all that is stated in the said Annexure – 1.

Dated this 21st day of July, 2025



Yogita Patankar,
Advocate

Encl.: Annexure – 1 (Compendium on Title dated 21/07/2025)

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Annexure – 1

(To the Legal Title Report dated 21/07/2025)

COMPENDIUM ON TITLE

Re: Following pieces and parcels of land of Village - Sahar, Taluka – Vile Parle, Mumbai Suburban District, being, lying and situate at Sahar Road, Near P&T Colony, Andheri East, Mumbai – 400 099 (collectively "**Larger Property**"):

- (1) ALL THAT piece or parcel of land or ground bearing (i) City Survey No. 21/A admeasuring 952 sq. mtrs. or thereabouts, and (ii) City Survey No.21/B admeasuring 450.80 sq. mtrs., admeasuring in aggregate **1402.80 sq. mtrs.** or thereabouts together with structures standing thereon is hereinafter collectively referred to as the "**First Property**". The First Property is more particularly described in the First Schedule.
- (2) ALL THAT piece or parcel of land or ground bearing (i) City Survey No. 22 (part) admeasuring 166.50 sq. mtrs., (ii) City Survey No.27 (part) admeasuring 89 sq. mtrs., (iii) City Survey No. 27/1 to 10 admeasuring 75.50 sq. mtrs., (iv) City Survey No.27/11(part) admeasuring 1.50 sq. mtrs., (v) City Survey No.28 (part) admeasuring 122.70 sq. mtrs., (vi) City Survey No. 28/1 admeasuring 8 sq. mtrs., (vii) City Survey No.44 (part) admeasuring 105.10 sq. mtrs., (viii) City Survey No. 44/1 to 4 admeasuring 49.10 sq. mtrs., (ix) City Survey No.45 (part) admeasuring 14.20 sq. mtrs., (x) City Survey No.46(part) admeasuring 459.60 sq. mtrs., and (xi) City Survey No.46/16 to 39 admeasuring 225.70 sq. mtrs., all admeasuring in aggregate **1336.80 sq. mtrs.** (including road area admeasuring 19.90 sq. mtrs.) together with structures standing thereon is hereinafter collectively referred to as the "**Second Property**". The Second Property is more particularly described in the Second Schedule.

A. INTRODUCTION:

1. I have been requested to investigate title of M/s. Baluwala Builders, a partnership firm incorporated under the Indian Partnership Act, 1932 and having its place of business at A/902, Aristo Sapphire CHSL, 2nd Hasnabad Lane, Santacruz West, Mumbai – 400 054 (hereinafter referred to as "**the Developer**") to the Larger Property as also its entitlement to undertake development of the Larger Property.

B. STEPS:

With respect to the investigation of title, I have undertaken the following steps:

- (i) Perused certified copies of the deeds, documents, writings and revenue records pertaining to the Larger Property, a list whereof is annexed hereto as **Annexure - A;**



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- (ii) Caused search clerk Nilesh Vagal to undertake searches at the office of the concerned Sub-Registrar of Assurances for a period of 30 years from 1995 to 2025. I have relied upon the following Search Reports issued by Nilesh Vagal:
- (a) Search Report dated 03/07/2025 issued with respect to the First Property; and
- (b) Search Report dated 03/07/2025 issued with respect to the Second Property.
- (iii) I have issued the Public Notices in the following newspapers in respect of the Larger Property ('**Public Notice for Larger Property**'):
- (a) Free Press Journal (English) dated 30/06/2025, Mumbai Edition; and
- (b) Nav Shakti (Marathi) dated 30/06/2025, Mumbai Edition.
- (iv) The Developer has furnished to me a Declaration-cum-Indemnity dated 21/07/2025 ('**the Declaration**') pertaining to various facts in relation to the Larger Property. I have assumed the contents of the Declaration to be true and correct and have relied on the same.

C. **DISCLAIMERS:**

1. I have been provided with the certified copies of the documents as are set out in the Annexure-A hereto. I have not perused any other documents for the purpose of this Compendium. This Compendium necessarily depends on the documents furnished to me and the information provided to me during the course of my discussions and that responses to my requisitions, being true, complete and accurate.
2. For the purpose of this Compendium, I have through the search clerk conducted searches at the offices of the Sub-Registrar of Assurances at Mumbai, as set out above. However, searches at the offices of the Sub-Registrar of Assurances are subject to the availability of records and also to some pages of the records being reported as torn.
3. Unless otherwise stated, I have not verified whether the stipulations and conditions of various agreements and orders furnished to me have been complied with or not.
4. I have not commented on continued validity of any permissions and approvals required for development of the Larger Property.
5. I have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the Larger Property is subject matter of any litigation.
6. I have assumed that –



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- all documents submitted to me as certified copies conform to the originals and all such originals are authentic and complete;
- all signatures and seals on documents submitted to me are genuine;
- the persons executing the documents have the necessary authority to execute the same;
- there have been no amendments or changes to the documents examined by me; and
- the legal capacity of all natural persons are as they purport it to be.

D. OBSERVATIONS:

1. First Property:

- (i) The First Property (then corresponding to old City Survey Nos. 21, 23 and 23/1 to 21 of Village Sahar) was notified as 'slums' under Section 4(1) of the Slum Act vide Notification bearing Ref. No. DCA/ENC-151/P&TSahar Quarters dated 07/12/1981 published in Maharashtra Government Gazette on 17/12/1981.
- (ii) The Slum Rehabilitation Authority ('SRA') issued a Letter of Intent bearing Ref. No. Dy.CE./SI/SRD/104 dated 04/04/1995 read with the Letter of Intent bearing Ref. No. Dy.C.E./S.I/8388 dated 15/12/1995 in favour of Mr. M. I. Baluwala, being partner of the Developer for carrying out Slum Redevelopment Scheme ('SRD Scheme') on the First Property under Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 1991 ('DCR-1991').
- (iii) At the then relevant period SRD Scheme was the policy for slum redevelopment.
- (iv) In December 1995, the Government of Maharashtra established the Slum Rehabilitation Authority viz. SRA being the governing body for regulating and implementing the slum rehabilitation projects. SRA became the regulatory authority to implement SRD Scheme.
- (v) The Developer made an application to the Collector, Mumbai Suburban District for grant of 'Non-Agricultural' permission in respect of the First Property, which was granted in favour of the Developer in terms of the Order dated 03/10/2005 bearing Ref. No. C/Desk-IIIC/LND/NAP/SRA-869 issued by the Collector, Mumbai Suburban District.
- (vi) SRA thereafter issued Revised Letter of Intent bearing Ref. No. SRA/Eng/1555/KE/PL/ LOI dated 23/11/2006 ('Old LOI') in favour of the Developer thereby approving conversion of old SRD Scheme into new Slum Rehabilitation Scheme ('SR Scheme') in relation to the First Property under Regulation 33(10) of DCR-1991.



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- (vii) I have been informed that the First Property was originally owned by Mrs. Cresenta Monica Brako & 9 others.
- (viii) By and under a Deed of Conveyance dated 19/07/1996 executed by and between Mrs. Cresenta Monica Brako & 9 others, being vendors of the First Part, Mr. Amar Khanna, being confirming party of the Second Part and the Developer, being purchaser of the Third Part, registered with the Office of the Sub-Registrar of Assurances under Serial No. BBJ-2743/96, the Developer purchased and acquired the First Property for the consideration and on the terms recorded therein. I have been informed that the Developer has complied with all its obligations therein.
- (ix) The name of the Developer came to be recorded in the Property Register Cards of the First Property as the 'holder' thereof as per the entry made on 06/02/2006 as appearing in the Property Register Cards of the First Property.
- (x) I have been informed that pursuant to the Old LOI and as per the plans approved by SRA under No. SRA/ENG/460/KE/PL/AP, the Developer constructed (i) a sale building known as 'Sahar Classique' ('**Sahar Classique**') and (ii) a building for rehabilitation of slum dwellers on the First Property ('**Old Rehab Building**'), both on the First Property. As the Developer had not executed any deed of transfer nor any order of deemed conveyance has been made, the legal title of the First Property continued to be held by the Developer.
- (xi) I have been also informed that the Developer has arrived at commercial understanding with all units of 'Sahar Classique' and after obtaining their consent, the Developer availed vacant and peaceful possession of the entire building of Sahar Classique and thereafter demolished 'Sahar Classique' with a view to redevelop the First Property.
- (xii) Old Rehab Building continues to remain on a portion of the First Property.
- (xiii) I have been informed that the Developer intends to redevelop the First Property together with the Second Property.

2. Second Property:

- (i) The Second Property is adjacent to the First Property.
- (ii) Portions of the Second Property were notified as 'slums' under Section 4(1) of the Slum Act vide Notification bearing Ref. No. DCA/ENC-151/P&TSahar Quarters dated 07/12/1981 published in Maharashtra Government Gazette on 17/12/1981.
- (iii) I have been informed that the Slum-dwellers occupying hutments on the Second Property had organized themselves in a proposed co-operative



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housing society known as 'Utkarsh SRA Co-operative Housing Society (Proposed)' ('**Utkarsh Society**') and had selected the Developer as a developer to develop the Second Property.

- (iv) By and under Notice bearing Ref. No. Bhusanpa2017/C.R.17/zopani-2 dated 23/05/2018 issued by the Deputy Secretary, Housing Department, Government of Maharashtra under Section 14(1) read with paragraph (A) of sub-clause (i) of clause (c) of Section 3D of the Slum Act and published in the Maharashtra Government Gazettee on 23/05/2018, the Government of Maharashtra decided to acquire the Second Property in order to enable SRA to carry out SR Scheme on the Second Property;
- (v) I have also been informed that in pursuance of the application made by the Utkarsh Society and the Developer, SRA permitted development of the same through the Developer under the scheme to be approved by SRA.
- (vi) The Developer submitted a composite scheme of development of the First Property with the Second Property.
- (vii) Pursuant thereto, SRA issued an Amended and Revised Letter of Intent bearing Ref. No. SRA/ENG/1555/KE/PL/LOI & KE/PVT/0248/ 20200907/LOI dated 09/01/2024 ('**the LOI**') in favour of the Developer, sanctioning thereby scheme of amalgamated development of the First Property and the Second Property ('**the Composite Scheme**') under Regulation 33(10) of the Development Control and Promotion Regulations, 2034 ('**DCPR-2034**').
- (viii) SRA also issued an Intimation of Approval ('**IOA of Composite Building**') bearing Ref. No. KE/PVT/0248/ 20200907/C dated 12/02/2024 in favour of the Developer for construction of a building described as 'composite building' on a portion of the First Property and the Second Property.
- (ix) SRA has also issued another Intimation of Approval ('**IOA of Sale Building**') bearing Ref. No. KE/PVT/0248/20200907/AP/S dated 20/05/2025 in favour of the Developer for construction of a building described as 'sale building' on a portion of the First Property and the Second Property;
- (x) SRA further issued the Commencement Certificate ('**CC of Composite Building**') bearing Ref. No. KE/PVT/0248/20200907/AP/S dated 20/06/2025 in favour of the Developer in respect of construction of 'composite building' on a portion of the First Property and the Second Property; and
- (xi) SRA has also issued the Commencement Certificate ('**CC of Sale Building**') bearing Ref. No. KE/PVT/0248/20200907/AP/S dated 23/06/2025 in favour of the Developer in respect of construction of 'sale building' on a portion of the First Property and the Second Property.



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3. Revenue Records of the Larger Property:

(i) First Property:

I have been provided with the Property Register Cards both dated 11/10/2014 in respect of the plots of land bearing City Survey Nos. 21/A and 21/B of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflect as follows:

- (a) Aggregate area of the land is 1402.80 sq. mtrs.
- (b) Tenure of the land is reflected as 'C'.
- (c) The name of Shri. Isaq K. Baluwala, partner of M/s. Baluwala Builders is shown as the 'holder' thereof

(ii) Second Property:

(a) I have been provided with the Property Register Card dated 02/06/2023 in respect of the plot of land bearing City Survey Nos. 22 of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflect as follows:

- i. Area of the land is 1696.20 sq. mtrs.
- ii. Tenure of the land is reflected as 'C-1' to the extent of area of 1529.70 sq. mtrs. and 'G' to the extent of area of 166.50 sq. mtrs.
- iii. The remark of 'Sheti (Agriculture) is appearing thereon.
- iv. The name of 'SRA through Government of Maharashtra Housing Department' is appearing as the holder in respect of an area admeasuring 166.50 sq. mtrs.

(b) I have been provided with the Property Register Card dated 02/06/2023 in respect of the plot of land bearing City Survey Nos. 27 of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflect as follows:

- i. Area of the land is 136.80 sq. mtrs.
- ii. Tenure of the land is reflected as 'C' to the extent of area of 47.80 sq. mtrs. and 'G' to the extent of area of 89 sq. mtrs.
- iii. The name of Smt. Sugrabai Mohammadali is shown as the 'Dharak' (holder) thereof.
- iv. The name of 'SRA through Government of Maharashtra Housing Department' is appearing as the holder in respect of an area admeasuring 89.00 sq. mtrs.

(c) I have been provided with the Property Register Card dated 13/03/2019 in respect of the plots of land bearing City Survey Nos. 27/1 to 10 of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflect as follows:



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- i. Aggregate area of the land is 75.50 sq. mtrs.
 - ii. Tenure of the land is reflected as 'G'.
 - iii. The name of Smt. Sugrabai Mohammadali is shown as the 'Dharak' (holder) thereof.
 - iv. The name of 'SRA through Government of Maharashtra Housing Department' is appearing as the holder in respect of an area admeasuring 75.50 sq. mtrs.
- (d) I have been provided with the Property Register Card dated 02/06/2023 in respect of the plot of land bearing City Survey No. 27/11 of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflect as follows:
- i. Area of the land is 7.00 sq. mtrs.
 - ii. Tenure of the land is reflected as 'C' to the extent of area of 5.50 sq. mtrs. and 'G' to the extent of area of 1.50 sq. mtrs.
 - iii. The name of Smt. Sugrabai Mohammadali is shown as the 'Dharak' (holder) thereof.
 - iv. The name of 'SRA through Government of Maharashtra Housing Department' is appearing as the holder in respect of an area admeasuring 1.50 sq. mtrs.
- (e) I have been provided with the Property Register Card dated 02/06/2023 in respect of the plot of land bearing City Survey No. 28 of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflect as follows:
- i. Area of the land is 174.20 sq. mtrs.
 - ii. Tenure of the land is reflected as 'C' to the extent of area of 51.50 sq. mtrs. and 'G' to the extent of area of 122.70 sq. mtrs.
 - iii. The name of Rose Bracko and Estush Bracko is shown as the 'Dharak' (holders) thereof.
 - iv. The name of 'SRA through Government of Maharashtra Housing Department' is appearing as the holder in respect of an area admeasuring 122.70 sq. mtrs.
- (f) I have been provided with the Property Register Card dated 13/03/2019 in respect of the plot of land bearing City Survey No. 28/1 of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflect as follows:
- i. Area of the land is 8.00 sq. mtrs.
 - ii. Tenure of the land is reflected as 'C'.
 - iii. The name of Rose Bracko and Estush Bracko is shown as the 'Dharak' (holders) thereof.
- (g) I have been provided with the Property Register Card dated 02/06/2023 in respect of the plot of land bearing City Survey No. 44 of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflect as follows:
- i. Area of the land is 154.40 sq. mtrs.



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- ii. Tenure of the land is reflected as 'C' to the extent of area of 49.30 sq. mtrs. and 'G' to the extent of area of 105.10 sq. mtrs.
 - iii. The name of Ronaldo Pereira and others is shown as the 'Dharak' (holder) thereof.
 - iv. The name of 'SRA through Government of Maharashtra Housing Department' is appearing as the holder in respect of an area admeasuring 105.10 sq. mtrs.
- (h) I have been provided with the Property Register Card dated 28/11/2019 in respect of the plot of land bearing City Survey No. 44/1 to 4 of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflect as follows:
- i. Aggregate area of the land is 49.10 sq. mtrs.
 - ii. Tenure of the land is reflected as 'G'.
 - iii. The names of Eve Alex Pereira and Helda Charles Bracko are shown as the 'Dharak' (holders) thereof.
 - iv. The name of 'SRA through Government of Maharashtra Housing Department' is appearing as the holder in respect of an area admeasuring 49.10 sq. mtrs.
- (i) I have been provided with the Property Register Card dated 02/06/2023 in respect of the plot of land bearing City Survey No. 45 of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflect as follows:
- i. Area of the land is 179.10 sq. mtrs.
 - ii. Tenure of the land is reflected as 'G' to the extent of an area of 14.20 sq. mtrs.
 - iii. The remark of 'Sheti (Agriculture)' is appearing thereon.
 - iv. The name of 'SRA through Government of Maharashtra Housing Department' is appearing as the holder in respect of an area admeasuring 14.20 sq. mtrs.
- (j) I have been provided with the Property Register Card dated 02/06/2023 in respect of the plot of land bearing City Survey No. 46 of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflect as follows:
- i. Area of the land is 2627.70 sq. mtrs.
 - ii. Tenure of the land is reflected as 'C' to the extent of area of 2168.10 and 'G' to the extent of area of 459.60 sq. mtrs.
 - iii. The name of C. J. Wadia and others is shown as the 'Dharak' (holder) thereof.
 - iv. The name of 'SRA through Government of Maharashtra Housing Department' is appearing as the holder in respect of an area admeasuring 459.60 sq. mtrs.

- (k) I have been provided with the Property Register Cards dated 03/11/2019 in respect of the plots of land bearing City Survey Nos. 46/16 to 39 of



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Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflect as follows:

- i. Aggregate area of the land is 225.70 sq. mtrs.
- ii. Tenure of the land is reflected as 'C-1'.
- iii. The name of C. J. Wadia and others is shown as the 'Dharak' (holder) thereof.
- iv. The names of Helda Charles Bracko and 9 others are shown as the 'Imla Malik'.

4. **Mortgages:**

The Developer has declared that there are no mortgages and/or encumbrances created on the Larger Property and/or the development rights thereof.

5. **Third Party Rights:**

The Developer has informed that till the date hereof it has not created any third party rights with respect to the Larger Property and the proposed development thereon.

6. **Public Notice for Larger Property:**

I have not received any letters or claims to the Public Notice for Larger Property.

7. **Pending Litigation/ Disputes in relation to Larger Property:**

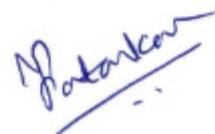
The Developer has declared that there are no pending litigations and/or disputes in respect of the Larger Property and/or development to be carried out thereon and/or any part thereof.

8. **Development Plan Remarks of the Larger Property:**

(i) **First Property:**

I have perused a copy of the Development Plan Remarks of 2034 dated 15/05/2023 bearing Ref. No. Ch.E./DP34202305111462023 D.P. Rev. issued by MCGM with respect to land bearing City Survey No. 21/A and 21/B and some other lands of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflects as follows:

- (a) The land falls under 'residential' zone.
- (b) The roads affecting the land is 27.45 mtrs. proposed road widening.
- (c) The reservation affecting the lands mentioned therein is ROS1.5 (Garden/Park)(Part of larger reservation). I have been informed that the said reservation pertains to CTS No.46(part) of Village Sahar and does not affect the First Property.
- (d) It is mentioned that the DP Remarks and Plan shall be read with Notification no. TPB.4317/629/CR-118/2017/UD-11 dated 08/11/2017,



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TPB.4317/778/CR-267/2017/UD-11 dated 07/02/2018, TPB.4317/629/CR-118/2017/DP/UD-11 dated 08/05/2018 and TPB.4317/629/CR-118/2017/EP/UD-11 dated 08/05/2018 before granting any development permission on the land/s.

(ii) Second Property:

I have perused a copy of the Development Plan Remarks of 2034 dated 15/05/2023 bearing Ref. No. Ch.E./DP34202305111462023 D.P. Rev. issued by MCGM with respect to land bearing City Survey Nos. 22, 27, 28, 44 and 46, all of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District, and the same inter-alia reflects as follows:

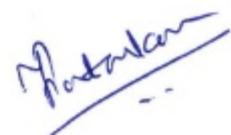
- (a) The land falls under 'residential' zone.
- (b) The roads affecting the land is proposed widening. Affected portion admeasures 27.45 mtrs.
- (c) The reservation affecting the lands mentioned therein is ROS1.5 (Garden/Park)(Part of larger reservation). I have been informed that the said reservation pertains to CTS No.46(part) of Village Sahar and does not affect the Second Property.
- (d) It is mentioned that the DP Remarks and Plan shall be read with Notification no. TPB.4317/629/CR-118/2017/UD-11 dated 08/11/2017, TPB.4317/778/CR-267/2017/UD-11 dated 07/02/2018, TPB.4317/629/CR-118/2017/DP/UD-11 dated 08/05/2018 and TPB.4317/629/CR-118/2017/EP/UD-11 dated 08/05/2018 before granting any development permission on the land/s.

9. Searches at the office of the Sub-Registrar of Assurances:

(i) First Property:

I have caused searches to be undertaken at the office of the concerned Sub-Registrar of Assurances through search clerk Nilesh Vagal in respect of the First Property. In this regard, the search clerk has furnished me search report dated 03/07/2025 ('**First Property Sub-Registrar Search Report**'). First Property Sub-Registrar Search Report has reflected the following instruments:

- (a) Deed of Conveyance dated 19/07/1996 (inadvertently mentioned as dated 1.7.96) executed by and between Cresenta Brako & 9 others and M/s. Baluwala Builders (the Developer herein), registered with the Office of the Sub-Registrar of Assurances under Serial No. BBJ-2743/96; and
- (b) Declaration dated 21/03/2024 executed by M/s. Baluwala Builders through Nuruddin I. Baluwala (the Developer herein) in respect of composite building to be constructed on the Larger Property in favour of the Executive Engineer, K/East, SRA registered with the Office of the Sub-Registrar of Assurances. Andheri - 3 under Serial No. BDR-9-4712/2024.



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(ii) Second Property:

I have caused searches to be undertaken at the office of the concerned Sub-Registrar of Assurances through search clerk Nilesh Vagal in respect of the Second Property. In this regard, the search clerk has furnished me search report dated 03/07/2025 ('**Second Property Sub-Registrar Search Report**'). Second Property Sub-Registrar Search Report does not reflect any instruments.

10. Property Tax in relation to the Larger Property:

(i) First Property:

The Developer has declared that the Property Tax Bill dated 15/05/2025 issued by MCGM for Account No. KE0508790050000 bearing Bill Nos. 202510BIL24906188 and 202520BIL24906189 for the period commencing from 01/04/2025 to 31/03/2026 for an amount of Rs.26,56,504/- pertains to the First Property. The Developer has further declared that save and except the same, there are no other property bills. The Developer has declared that the aforesaid property tax bill of an amount of Rs.26,56,504/- is outstanding and save and except that there are no property tax bills outstanding in respect of the First Property.

(ii) Second Property:

The Developer has declared that Second Property has been acquired by SRA and the same is not yet considered for property tax assessment. The Developer has declared that there are no property tax bills outstanding in respect of the Second Property.

E. CONCLUSION:

1. Subject to all that is stated hereinabove, entitlement of the Developer to develop the Larger Property and the title of the Developer to the First Property is clear and marketable subject to the following:

- (i) Old Rehab Building having continued to remain on a portion of the First Property,
- (ii) the terms and conditions of all the approvals obtained / to be obtained for the development of the Larger Property from time to time,
- (iii) the rehabilitation of all eligible slum-dwellers on the Larger Property in accordance with the slum rehabilitation scheme read with Regulation 33(10) of Development Control and Promotion Regulations, 2034, and



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(iv) payment of property tax bills with respect to First Property.

THE FIRST SCHEDULE REFERRED HEREINABOVE **(Description of the First Property)**

ALL THAT piece or parcel of land or ground bearing (i) City Survey No. 21/A admeasuring 952 sq. mtrs. or thereabouts, and (ii) City Survey No.21/B admeasuring 450.80 sq. mtrs., admeasuring in aggregate **1402.80 sq. mtrs.** or thereabouts together with structures standing thereon being, lying and situate at Sahar Road, Near P&T Colony, Andheri East, Mumbai – 400 099

THE SECOND SCHEDULE REFERRED HEREINABOVE **(Description of the Second Property)**

ALL THAT piece or parcel of land or ground bearing (i) City Survey No. 22 (part) admeasuring 166.50 sq. mtrs., (ii) City Survey No.27 (part) admeasuring 89 sq. mtrs., (iii) City Survey No. 27/1 to 10 admeasuring 75.50 sq. mtrs., (iv) City Survey No.27/11(part) admeasuring 1.50 sq. mtrs., (v) City Survey No.28 (part) admeasuring 122.70 sq. mtrs., (vi) City Survey No. 28/1 admeasuring 8 sq. mtrs., (vii) City Survey No.44 (part) admeasuring 105.10 sq. mtrs., (viii) City Survey No. 44/1 to 4 admeasuring 49.10 sq. mtrs., (ix) City Survey No.45 (part) admeasuring 14.20 sq. mtrs., (x) City Survey No.46(part) admeasuring 459.60 sq. mtrs., and (xi) City Survey No.46/16 to 39 admeasuring 225.70 sq. mtrs., all admeasuring in aggregate **1336.80 sq. mtrs.** (including road area admeasuring 19.90 sq. mtrs.) together with structures standing thereon being, lying and situate at Sahar Road, Near P&T Colony, Andheri East, Mumbai – 400 099

Dated this 21st day of July, 2025

Yogita Patankar,
Advocate

Yogita Patankar

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Annexure – A

(List of Documents perused in respect of Larger Property)

Sr. No.	Particulars
A.	First Property:
1.	Notification bearing Ref. No. DCA/ENC-151/P&T Sahar Quarters dated 07/12/1981 published in Maharashtra Government Gazette on 17/12/1981 in respect of the First Property.
2.	Letter of Intent bearing Ref. No. Dy.CE./SI/SRD/104 dated 04/04/1995 read with the Letter of Intent bearing Ref. No. Dy.C.E./S.I/8388 dated 15/12/1995 issued by the Slum Rehabilitation Authority ('SRA') for carrying out Slum Redevelopment Scheme ('SRD Scheme') on the First Property under Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 1991 ('DCR-1991')
3.	Order dated 03/10/2005 bearing Ref. No. C/Desk-IIIC/LND/NAP/SRA-869 issued by the Collector, Mumbai Suburban District
4.	Revised Letter of Intent bearing Ref. No. SRA/Eng/1555/KE/PL/ LOI dated 23/11/2006 issued by SRA thereby approving conversion of old SRD Scheme into new Slum Rehabilitation Scheme ('SR Scheme') in relation to the First Property under Regulation 33(10) of DCR-1991
5.	Deed of Conveyance dated 19/07/1996 executed by and between Mrs. Cresenta Monica Brako & others, being vendors of the First Part, Mr. Amar Khanna, being confirming party of the Second Part and M/s. Baluwala Builders (the Developer herein), being purchaser of the Third Part, registered with the Office of the Sub-Registrar of Assurances under Serial No. BBJ-2743/96 in respect of the First Property.
6.	Property Register Cards dated 11/10/2014 with respect to CTS No. 21A of Village Sahar comprised in the First Property
7.	Property Register Cards dated 11/10/2014 with respect to CTS No. 21B of Village Sahar comprised in the First Property
8.	Development Plan Remarks of 2034 dated 15/05/2023 bearing Ref. No. Ch.E./DP34202305111462023 D.P. Rev. issued by MCGM with respect to land bearing City Survey No. 21/A and 21/B and some other lands of Village – Sahar, Taluka – Vile Parle, Mumbai Suburban District.
9.	Search Report dated 03/07/2025 issued by Search Clerk Nilesh Vagal with respect to the First Property.



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10.	Property Tax Bill dated 15/05/2025 issued by MCGM for Account No. KE0508790050000 bearing Bill Nos. 202510BIL24906188 and 202520BIL24906189 for the period commencing from 01/04/2025 to 31/03/2026 for an amount of Rs.26,56,504/- pertaining to the First Property.
B.	Second Property:
1.	Notification bearing Ref. No. DCA/ENC-151/P&T Sahar Quarters dated 07/12/1981 published in Maharashtra Government Gazette on 17/12/1981 in respect of portion/s of the Second Property.
2.	Notice bearing Ref. No. Bhusanpa2017/C.R.17/zopani-2 dated 23/05/2018 issued by the Deputy Secretary, Housing Department, Government of Maharashtra under Section 14(1) read with paragraph (A) of sub-clause (i) of clause (c) of Section 3D of the Slum Act and published in the Maharashtra Government Gazette on 23/05/2018 in respect of acquisition of the Second Property.
3.	Amalgamated and Revised Letter of Intent bearing Ref. No. SRA/ENG/1555/KE/PL/LOI & KE/PVT/0248/20200907/LOI dated 09/01/2024 (the LOI) issued by SRA in favour of the Developer sanctioning thereby the scheme of amalgamated development of the First Property and the Second Property under Regulation 33(10) of the Development Control and Promotion Regulations, 2034 (DCPR-2034).
4.	Intimation of Approval (IOA of Composite Building) bearing Ref. No. KE/PVT/0248/ 20200907/C dated 12/02/2024 issued by SRA in favour of the Developer for construction of a building described as 'composite building' on a portion of the First Property and the Second Property.
5.	Intimation of Approval (IOA of Sale Building) bearing Ref. No. KE/PVT/0248/20200907/AP/S dated 20/05/2025 issued by SRA in favour of the Developer for construction of a building described as 'sale building' on a portion of the First Property and the Second Property.
6.	Commencement Certificate (CC of Composite Building) bearing Ref. No. KE/PVT/0248/ 20200907/AP/S dated 20/06/2025 issued by SRA in favour of the Developer in respect of construction of composite building on a portion of the First Property and the Second Property.
7.	Commencement Certificate (CC of Sale Building) bearing Ref. No. KE/PVT/0248/20200907/AP/S dated 23/06/2025 issued by SRA in favour of the Developer in respect of construction of sale building on a portion of the First Property and the Second Property.
8.	Property Register Cards dated 02/06/2023 with respect to CTS No. 22 of Village Sahar comprised in the Second Property.



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9.	Property Register Cards dated 02/06/2023 with respect to CTS No. 27 of Village Sahar comprised in the Second Property.
10.	Property Register Cards dated 13/03/2019 with respect to CTS No. 27/1 to 10 of Village Sahar comprised in the Second Property.
11.	Property Register Cards dated 02/06/2023 with respect to CTS No. 27/11 of Village Sahar comprised in the Second Property.
12.	Property Register Cards dated 02/06/2023 with respect to CTS No. 28 of Village Sahar comprised in the Second Property.
13.	Property Register Cards dated 13/03/2019 with respect to CTS No. 28/1 of Village Sahar comprised in the Second Property.
14.	Property Register Cards dated 02/06/2023 with respect to CTS No. 44 of Village Sahar comprised in the Second Property.
15.	Property Register Cards dated 28/11/2019 with respect to CTS No. 44/1 to 4 of Village Sahar comprised in the Second Property.
16.	Property Register Cards dated 02/06/2023 with respect to CTS No. 45 of Village Sahar comprised in the Second Property.
17.	Property Register Cards dated 02/06/2023 with respect to CTS No. 46 of Village Sahar comprised in the Second Property.
18.	Property Register Cards dated 03/11/2019 with respect to CTS No. 46/16 to 39 of Village Sahar comprised in the Second Property.
19.	Development Plan Remarks of 2034 dated 15/05/2023 bearing Ref. No. Ch.E./DP34202305111462023 D.P. Rev. issued by MCGM with respect to land bearing City Survey Nos. 22, 27, 28, 44 and 46, all of Village - Sahar, Taluka - Vile Parle, Mumbai Suburban District.
20.	Search Report dated 03/07/2025 issued by Search Clerk Nilesh Vagal with respect to the Second Property.
C.	Declaration of the Developer
1.	Notarised Declaration-cum-Indemnity dated 21/07/2025 of M/s. Baluwala Builders, the Developer herein in respect of the Larger Property.

