



# ASD Associates

## ADVOCATES & SOLICITORS

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Borivali (West), Mumbai - 400 092 • Tel : 2808 9596 / 2808 9505

(Correspondence at Branch Office only)

**FORMAT – A**

**(CIRCULAR NO:-28/2021)**

### **TITLE REPORT**

To,  
**Maharashtra Real Estate  
Authority (MahaRERA),**  
Bandra West, Mumbai - 400051.

**Sub:** Title Report with respect to land bearing C.T.S. Nos. 751 (Part), 787 (Part), 791, 792 (Part), 793 (Part) admeasuring in the aggregate 8231.54 sq. mtrs. or thereabout of Village Kandivali, Taluka Borivali, Mumbai Suburban District, situate at Link Road, K.D. Compound, 90 feet Road, Kandivali (West), Mumbai – 400 067 ("**the said Property**").

A. We have investigated the title of the said Property on the request and instructions of our client, Dimple Realtors Private Ltd. having office at S-2 Ground Floor, 73 East, M.G. Road, Off. Link Road, Kandivali West, Mumbai – 400 067 on perusal of the following documents.

#### **1. DESCRIPTION OF THE PROPERTY:**

ALL THAT Property bearing C.T.S. Nos. 751 (Part), 787 (Part), 791, 792 (Part), 793 (Part) admeasuring in the aggregate 8231.54 sq. mtrs. or thereabout of Village Kandivali, Taluka Borivali, Mumbai Suburban District, situate at Link Road, K.D. Compound, 90 feet Road, Kandivali (West), Mumbai – 400 067 and bounded as follows: on or towards the North by: C.T.S. Nos. 751 (Part), 752, 749A, 754; on or towards the South by: C.T.S. Nos. 786, 792 (Part) and 18.30 mt D.P. Road; on or towards the East by: C.T.S. Nos. 793 (Part), 749E, Linking road; on or towards the West by: C.T.S. Nos. 751 (Part), 790, 789, 787 (Part) (hereinafter referred to as "**the said Property**").

#### **2. DOCUMENTS OF ALLOTMENT OF PLOT PERUSED:**

For the purpose of this Report, our client Dimple Realtors Private Ltd. have handed over to us the following documents and we have perused the same and relied upon the contents therein being true and correct:

- (i) Copies of Property Register Cards of C.T.S. Nos. 751 (Part), 787 (Part), 791, 792 (Part), 793 (Part) of Village Kandivali, Taluka Borivali, Mumbai Suburban District;
- (ii) Original Minutes of the Meeting dated 12.7.2021 of Sai Azad Co-operative Housing Society (Proposed);

- (iii) Copy of Annexure-II bearing No.AC/RS/35/Colony dated 22.05.2017 certified by Municipal Corporation of Greater Mumbai ("MCGM");
- (iv) Original Letter of Intent (LOI) dated 9.7.2019, Originals of Revised LOI dated 12.8.2021 and 8.12.2021 all bearing No. SRA/ENG/2774/RS/ML/LOI;
- (v) Original Development Agreement dated 12.07.2021 executed between Sai Azad Co-operative Housing Society (Proposed) therein referred to as the Party of the One Part and Dimple Realtors Private Limited therein referred to as the Party of the Other Part;
- (vi) Original General Power of Attorney dated 12.07.2021 executed by Sai Azad Co-operative Housing Society (Proposed) in favour of Dimple Realtors Private Limited;
- (vii) Original Intimation of Approval bearing No.SRA/ENG/R-S/MCGM/0028/20140210 dated 18.8.2021 issued by Slum Rehabilitation Authority ("SRA") in favour of Dimple Realtors Private Limited in respect of Composite Building;
- (viii) Original Letter bearing No. R-S/MCGM/0028/20140210/Rehab Building dated 21.12.2021 issued by SRA in favour of Dimple Realtors Private Limited in respect of Rehab Building;
- (ix) Original Commencement Certificate dated 31.01.2022 issued by SRA in favour of Dimple Realtors Private Limited in respect of Rehab Building;
- (x) Original Intimation of Approval bearing No. SRA/ENG/R-S/MCGM/0028/20140210 dated 18.8.2021 issued by SRA in favour of Dimple Realtors Private Limited in respect of Sale Building 1;
- (xi) Originals of Letters dated 30.12.2021 and 18.1.2022 both bearing No. R-S/MCGM/0028/20140210/Sale-1, issued by SRA in favour of Dimple Realtors Private Limited in respect of Sale Building 1;
- (xii) Original Intimation of Approval bearing No. SRA/ENG/R-S/MCGM/0028/20140210 dated 18.08.2021 issued by SRA in favour of Dimple Realtors Private Limited in respect of Sale Building 2;
- (xiii) Originals of Letters dated 27.12.2021 and 18.1.2022, both bearing No. R-S/MCGM/0028/20140210/Sale-2, issued by SRA in favour of Dimple Realtors Private Limited in respect of Sale Building 2;
- (xiv) Original Commencement Certificate dated 16.02.2022 issued by SRA in favour of Dimple Realtors Private Limited in respect of Sale Building 2.
- (xv) Search Reports dated 18.02.2022 issued by Manoj N. Satam in respect of the searches relating to the said Property.



3. **REVENUE RECORDS/ PROPERTY REGISTER CARD:**

The name of MCGM – Industrial Estate is recorded in the Property Register Card (PRC) in respect of the C.T.S. Nos. 792 and 793 as holder of the lands thereof. The PRCs of C.T.S. Nos. 751, 787 and 791 reflect the tenure as 'Agricultural' and do not appear to be updated till date.

4. **SEARCHES:**

We have been provided with 5 Search Reports, all dated 18.02.2022 issued by Manoj N. Satam in respect of the searches relating to said Property conducted at the office of the Sub-Registrar of Assurances at Mumbai and Bandra for the year 1985 to 2022 and at Goregaon from the year 1995 to 2022 and Borivali and Goregaon (BRL-1 to BRL-9) (Computer Records) for the year 2002 to 2022.

B. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, we are of the opinion that, subject to what is stated hereinabove Dimple Realtors Private Limited is entitled to develop the said Property pursuant to the scheme sanctioned by Slum Rehabilitation Authority and in accordance with the sanctions and approvals of the concerned authorities and the terms and conditions contained therein.

C. **OWNERSHIP OF THE LAND:**

MCGM – Industrial Estate is the owner of the land bearing C.T.S. Nos. 751 (Part), 787 (Part), 791, 792 (Part), 793 (Part) admeasuring in the aggregate 8231.54 sq. mtrs, or thereabouts of Village Kandivali, Taluka Borivali, Mumbai Suburban District, situate at Link Road, K.D. Compound, 90 feet Road, Kandivali (West), Mumbai – 400 067. Sai Azad Co-operative Housing Society (Proposed) is standing on the said Property along with its slum dwellers and structures.

D. The Report reflecting the flow of title of the said Property viz., Title Report dated 28<sup>th</sup> March, 2022 issued to Dimple Realtors Private Ltd. (along with required details) to the said Property is enclosed herewith as "Annexure "A".

Encl: Title Report dated 28<sup>th</sup> March, 2022 (Annexure 'A')

Dated this 28<sup>th</sup> day of March, 2022.

Yours truly,  
  
Partner,  
ASD Associates,  
Advocates & Solicitors



# ASD Associates

## ADVOCATES & SOLICITORS

**S. D. Mishra**

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**Amit S. Mishra**

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Borivali (West), Mumbai - 400 092. • Tel : 2808 9596 / 2808 9505  
(Correspondence at Branch Office only)

### TITLE REPORT

28<sup>th</sup> March, 2022

To :  
Dimple Realtors Private Ltd.,  
S-2, Ground Floor, 73 East,  
M.G. Road, Off Link Road,  
Kandivali West  
Mumbai - 400067.

Sub.: Property bearing C.T.S. Nos. 751 (Part), 787 (Part), 791, 792 (Part), 793 (Part) admeasuring in the aggregate 8231.54 sq. mtrs. or thereabout of Village Kandivali, Taluka Borivali, Mumbai Suburban District, situate at Link Road, K.D. Compound, 90 feet Road, Kandivali (West), Mumbai - 400 067 ("said Property").

Sir,

A. DESCRIPTION OF THE PROPERTY:

Property bearing C.T.S. Nos. 751 (Part), 787 (Part), 791, 792 (Part), 793 (Part) admeasuring in the aggregate 8231.54 sq. mtrs. or thereabout of Village Kandivali, Taluka Borivali, Mumbai Suburban District, situate at Link Road, K.D. Compound, 90 feet Road, Kandivali (West), Mumbai - 400 067 and bounded as follows:

On or towards the North by : C.T.S. Nos. 751 (Part),  
752, 749A, 754;

On or towards the South by : C.T.S. Nos. 786, 792 (Part)  
and 18.30 mt D.P. Road;

On or towards the East by : C.T.S. Nos. 793 (Part),  
749E, Linking road;

On or towards the West by : C.T.S. Nos.751 (Part),  
790, 789, 787 (Part).

**B. LIST OF DOCUMENTS PERUSED:**

For the purpose of this Report, our client, Dimple Realtors Private Limited, have handed over to us the following documents and we have perused the same and relied upon the contents therein being true and correct.

1. Copies of Property Register Cards of C.T.S. Nos. 751 (Part), 787 (Part), 791, 792 (Part), 793 (Part) of Village Kandivali, Taluka Borivali, Mumbai Suburban District;
2. Original Minutes of the Meeting dated 12.7.2021 of Sai Azad Co-operative Housing Society (Proposed);
3. Copy of Annexure-II bearing No.AC/RS/35/Colony dated 22.05.2017 certified by Municipal Corporation of Greater Mumbai ("MCGM");
4. Original Letter of Intent (LOI) dated 9.7.2019, Originals of Revised LOI dated 12.8.2021 and 8.12.2021 all bearing No. SRA/ENG/2774/RS/ML/LOI;
5. Original Development Agreement dated 12.07.2021 executed between Sai Azad Co-operative Housing Society (Proposed) therein referred to as the Party of the One Part and Dimple Realtors Private Limited therein referred to as the Party of the Other Part;



6. Original General Power of Attorney dated 12.07.2021 executed by Sai Azad Co-operative Housing Society (Proposed) in favour of Dimple Realtors Private Limited;
7. Original Intimation of Approval bearing No.SRA/ENG/R-S/MCGM/0028/20140210 dated 18.8.2021 issued by Slum Rehabilitation Authority ("SRA") in favour of Dimple Realtors Private Limited in respect of Composite Building;
8. Original Letter bearing No. R-S/MCGM/0028/20140210/Rehab Building dated 21.12.2021 issued by SRA in favour of Dimple Realtors Private Limited in respect of Rehab Building;
9. Original Commencement Certificate dated 31.01.2022 issued by SRA in favour of Dimple Realtors Private Limited in respect of Rehab Building;
10. Original Intimation of Approval bearing No. SRA/ENG/R-S/MCGM/0028/20140210 dated 18.8.2021 issued by SRA in favour of Dimple Realtors Private Limited in respect of Sale Building 1;
11. Originals of Letters dated 30.12.2021 and 18.1.2022 both bearing No. R-S/MCGM/0028/20140210/Sale-1, issued by SRA in favour of Dimple Realtors Private Limited in respect of Sale Building 1;
12. Original Intimation of Approval bearing No. SRA/ENG/R-S/MCGM/0028/20140210 dated 18.08.2021 issued by SRA in favour of Dimple Realtors Private Limited in respect of Sale Building 2;

13. Originals of Letters dated 27.12.2021 and 18.1.2022, both bearing No. R-S/MCGM/0028/20140210/Sale-2, issued by SRA in favour of Dimple Realtors Private Limited in respect of Sale Building 2;
14. Original Commencement Certificate dated 16.02.2022 issued by SRA in favour of Dimple Realtors Private Limited in respect of Sale Building 2.
15. Search Reports dated 18.02.2022 issued by Manoj N. Satam in respect of the searches relating to the said Property.

**C. DEVOLUTION OF TITLE :**

On perusal of the documents more particularly listed in Paragraph B above, we observe that the devolution of title to the said Property is as under :

1. The Municipal Corporation of Greater Mumbai (MCGM) Industrial Estate is the owner of the C.T.S Nos. 751 (Part), 787 (Part), 791, 792 (Part), 793 (Part) admeasuring in the aggregate 8231.54 sq. mtrs. or thereabouts of Village Kandivali, Taluka Borivali, Mumbai Suburban District ("said Property").
2. The name of MCGM – Industrial Estate is recorded in the Property Register Card (PRC) in respect of the C.T.S. Nos. 792 and 793 as holder of the lands thereof. The PRCs of C.T.S. Nos. 751, 787 and 791 reflect the tenure as 'Agricultural' and do not appear to be updated till date.

The Developers have informed us that the said Slum Property admeasuring in the aggregate 8231.54 sq. mtrs. On perusal of the approved LOI provided to us, out of total plot area of 8231.54 sq. mtrs., an area of 198.74 sq. mtrs. out of the said Property is kept in abeyance resulting in the revised plot area of 8032.80 sq. mtrs. as mentioned in the LOI referred above. The Developers have informed us that the aforesaid area has been kept in abeyance by the SRA C.T.S.O. for verification of Slum boundaries therefore area of the following portions of the concerned C.T.S. Nos. is as below:

C.T.S. No.	Total Area (in sq. mtrs.)	Portion/Area forming part of the said Property (in sq. mtrs.)
751	5056.70	3720.70
787	2803.40	585.30
791	317.80	317.80
792	4754.60	2611.20
793	4855	797.80
		<b>8032.80</b>

**D. SLUM PROPERTY AND APPOINTMENT OF DEVELOPERS:**

1. The said Property is censused as Slum on the records of the MCGM. There are a total of 267 structures in the said slum colony. The name of the proposed society of the Slum



Dwellers is Sai Azad Co-operative Housing Society (Proposed) ("**said Society**").

2. The said Society called meeting of its members/hutment dwellers on 12.7.2021 in which it appointed the promoters/managing committee of the Society and also appointed Dimple Realtors Private Limited as the Developer to develop the said Property as slum under regulation 33 (10) read with Appendix (iv) of the Development Control and Promotion Regulations, 2034.

**E. PROPOSAL FOR DEVELOPMENT AND APPROVAL THEREOF:**

1. Previously, in or about the year 2017, a proposal for development of the said Property was submitted by one M/s.Buildtech Properties ("**Buildtech**") to the SRA for Approval.
2. In furtherance thereto, Annexure-II bearing No.AC/RS/35/Colony dated 22.05.2017 was certified by the Assistant Commissioner R/S Ward of MCGM by which out of 267 structures in the said Slum Colony, 146 numbers of structures (134 residential and 12 commercial) are protected structures as per the Government GR Slum/Zopadpatti/1096 S No.68 G No. Cell dated 16<sup>th</sup> May 1996 and amended D.C. Regulation 33 (10) and therefore, held eligible for free alternative accommodation under Slum Rehabilitation Scheme and the rest of the structures are held as non-eligible.



3. The aforesaid Annexure-II records that the Consent Letters are also signed by the aforesaid 146 eligible hutment dwellers in favour of the developers relating to the development of the said Property.
4. A Letter of Intent (LOI) bearing No.SRA/ENG/2774/RS/ML/LOI dated 9.7.2019 is issued by the Slum Rehabilitation Authority thereby approving the slum rehabilitation Scheme on the said Property in which the aforesaid Buildtech's name is reflected as the developer and it records the salient features of the said Slum Scheme on the said Property and the terms and conditions for Development of the said Property as Slum. Pursuant to the aforesaid LOI, the plot area considered for the scheme of development for the slum project is recorded as 8032.80 sq. mtrs.
5. In or about the year 2021, an application was made for change of developer from Buildtech to Dimple Realtors Private Limited, in respect of which permission came to be granted by the SRA. SRA granted permission for the aforesaid change of developer subject to payment of requisite fees. We have been provided with a copy of Receipt No.53417 issued by SRA to Buildtech, reflecting that a sum of Rs.1,10,71,250/- towards the fees for change of developer has been paid to the SRA.
6. In light of the aforesaid, By Letter bearing No. SRA/ENG/2774/RS/ML/LOI, the SRA granted Revised LOI dated 12.8.2021 in respect of the said Slum Project in favour



of the Developers. The SRA further granted Revised LOI dated 8.12.2021 in respect of the said Slum Project ; as per last approved revised LOI, the number of the eligible rehab tenements are 134 residential, 12 commercial and the PAP generated in the said slum Scheme is 205.

**F. DOCUMENTS EXECUTED:**

1. By a Development Agreement dated 12.07.2021 executed between the said Society therein referred to as the Party of the One Part and Dimple Realtors Private Limited therein referred to as the Party of the Other Part, the said Society appointed Dimple Realtors Private Limited as the developers to develop the said Property, on the terms and conditions mentioned therein and same is duly notarized before Public Notary..
2. The said Society also executed a General Power of Attorney dated 12.07.2021 in favour of the Developers to do various acts, deeds and things in respect of development of the said Property as Slum. And the said Power of Attorney is duly notarized before Public Notary.

**G. PERMISSIONS/ APPROVALS:**

On perusal of the approved plans provided to us, 1 Rehab Building and 2 Sale Buildings are presently proposed to be constructed by the Developers, in respect of each of which the following permissions/ approvals have been obtained till date:

1. Rehab Building: The necessary Intimation of Approval bearing No. SRA/ENG/R-S/MCGM/0028/20140210 dated 18.8.2021 is granted by SRA in favour of the Developers to construct Composite Building for accommodation of the eligible members of the Society on the said Property. Thereafter, by Letter bearing No. R-S/MCGM/0028/20140210/Rehab Building dated 21.12.2021, SRA has granted approval to the amended plans submitted by the Developers on the terms and conditions contained therein and further necessary Commencement Certificate dated 31.01.2022 is also granted for construction upto plinth level of Rehabilitation Building on the said Property.
2. Sale Building 1: The necessary Intimation of Approval bearing No. SRA/ENG/R-S/MCGM/0028/20140210 dated 18.8.2021 is granted by SRA in favour of the Developers to construct Sale Building - 1 on the said Property. Thereafter, by Letters dated 30.12.2021 and 18.1.2022 both bearing No. R-S/MCGM/0028/20140210/Sale-1, SRA has granted approval to the amended plans submitted by the Developers from time to time on the terms and conditions contained therein.
3. Sale Building 2: The necessary Intimation of Approval bearing No. SRA/ENG/R-S/MCGM/0028/20140210 dated 18.08.2021 is granted by the SRA in favour of the Developers to construct Sale Building - 2 on the said Property. Thereafter, by Letters dated 27.12.2021 and 18.1.2022 both bearing No. R-S/MCGM/0028/20140210/Sale-2, SRA has granted approval to the amended plans submitted by the Developers in respect



of the aforesaid Sale Building – 2 from time to time on the terms and conditions contained therein and further necessary Commencement Certificate dated 16.02.2022 is also granted for construction upto plinth level of Sale Building-2 on the said Property.

H. **MORTGAGES:**

We have been informed by Dimple Realtors Private Limited that there are no existing mortgages, lien, charge, encumbrances on the said Property created by the Society or Dimple Realtors Private Limited.

I. **LITIGATION:**

We have been informed by Dimple Realtors Private Limited that there are no ongoing litigations in respect of the said Property.

J. **SEARCHES:**

We have been provided with 5 Search Reports, all dated 18.02.2022 issued by Manoj N. Satam in respect of the searches relating to said Property conducted at the office of the Sub-Registrar of Assurances at Mumbai and Bandra for the year 1985 to 2022 and at Goregaon from the year 1995 to 2022 and Borivali and Goregaon (BRL-1 to BRL-9) (Computer Records) for the year 2002 to 2022.

K. **CONCLUSION:**

Subject to what is stated hereinabove and on the basis of the aforesaid documents produced before us in our opinion the Dimple Realtors Private Limited is entitled to develop the said Property pursuant to the scheme sanctioned by Slum Rehabilitation Authority and in accordance with the sanctions and approvals of the concerned authorities and the terms and conditions contained therein.

**L. GENERAL:**

- (a) For the purpose of this Report we have assumed:
- (i) the legal capacity of all natural persons, genuineness of all Signatures, authenticity of all documents submitted to us as certified or photocopies.
  - (ii) that there have been no amendments or changes to the documents examined by us.
  - (iii) the accuracy and completeness of all the factual representations made in the documents.
  - (iv) all prior title documents have been adequately stamped and registered.
- (b) For the purposes of this Report we have relied upon information relating to lineage on the basis of revenue records and information provided to us by yourselves.
- (c) 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 provisions in title documents to the contrary,

- (d) Even though this document is titled "Title Report" it is in fact an opinion based on the documents perused by us. The title report has been so given at the request of the client to whom it is addressed.
- (e) This Report is limited to the matters pertaining to Indian Law (as on the date of this Report) alone and we express no opinion on laws of any other jurisdiction.
- (f) We are not certifying the boundaries of the above property nor are we qualified to express our opinion on physical identification at the said property.

This Title Report is addressed to Dimple Realtors Private Limited only. This Report may not be furnished, quoted or relied on by any person or entity other than aforementioned Dimple Realtors Private Limited for any purpose without our prior written consent.

Dated this 28<sup>th</sup> day of March, 2022.

Yours truly,



Partner,  
ASD Associates,  
Advocates & Solicitors