

VIJAY M. VAGHELA, B.COM. L.L.B.

ADVOCATE HIGH COURT

Address : Off.: G-4/1, Shree Sai Ratan CHSL, Patel Chowk,
Ghatkopar (East), Mumbai - 400077.

Mob. 9869049916 Email: vijaymvaghela61@gmail.com

Date:- 03/05/2023

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,
The MahaRERA,
Maharashtra Real Estate Regulatory Authority,
Housefin Bhavan, 6th and 7th floor,
E Block, Bandra-Kurla Complex,
Bandra East, Mumbai 400051.

Sir,

LEGAL TITLE REPORT

Sub: Title Clearance Certificate

Sub: Title Clearance Certificate with respect to Plot No. CTS / C.S. No.163-A, all that piece and parcel of land admeasuring 3631.49 sq.mtrs, (**Free Sale Land**) having Freesale FSI of 32,601.41 sq.mtrs is proposed to be consumed / utilized, situated at all the land admeasuring about 5,98,783.50 sq.mtrs. of Village -Akurli, Taluka Goregaon, situated at Kandivali, Mumbai Suburban District: owned by state of Maharashtra.

I was requested by Messrs. Shivam Developers, to issue title certificate and provided copies of all requisite documents. I have investigated the title of the land having Freesale Land and arrived at conclusion that land title belongs to 'State of Maharashtra'.

(1) Description of title: "All that piece and parcel of land admeasuring 3631.49 sq.mtrs. (referred as "Free Sale Land") having "Free Sale FSI" of 32,601.41 sq.mtrs. is proposed to be consumed / utilized, situated at land bearing CTS No. 163-A, out of 5,98,783.50 sq.mtrs of Village Akurli, Taluka Goregaon, Kandivali, Mumbai Suburban District.



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The Copies of relevant Documents provided by Messrs. Shivam Developers for allotment of plot are being examined by undersigned as under:

- (1) Clubbed LOI bearing No. SRA / ENG / 1395 /RS /MHL / LOI dated 24th June 2020 and LOI dated 31st May 2022.
- (2) Written Consent of all slum societies.
- (3) Development Agreement of all slum societies.
- (4) The Powers of attorney of all slum societies.
- (5) General Body Resolutions/ Special General Body appointing Messrs. Shivam Developers.
- (6) Development Management Agreement dated 31st March 2022.
- (7) Property cards- true extract CTS No. 163-A-2 alongwith mutation entries upto date 05th July 2018.
- (8) DP2034 Remarks of Municipal Corporation of Greater Mumbai of CTS No. 163A and 166 issued to Mrs. Leena Dinesh Churi Architects.
- (9) Writ petition bearing lodging No. 24301 of 2021.
- (10) Search Report dated 23-02-2023 by Shri Nilesh Vagal.

On perusal of the above mentioned documents resulting to the rights and entitlement of M/s Shivam Developers in Development of the land having Free Sale Land, **I am of the opinion** that subject to the encumbrances of Godrej Finance Limited in lieu of construction finance loan availed by Shivam Developers, the Shivam Developers is entitled to develop the land having Free sale FSI on the Free Sale Land as a part of the sanctioned "Slum Rehabilitation Scheme" in accordance with the terms and conditions of the Clubbing LOIs and Godrej Projects Development Limited ("GPDL") is entitled to act as a development Manager for such development of the land having Free Sale Land in accordance with the provisions of the Development Management Agreement.

(A) Owners of the land having Free Sale Land:

State of Maharashtra: Plot No. CTS / C.S. No.163-A, all that piece and parcel of land admeasuring 3631.49 sq.mtrs, (Free Sale Land) having Freesale FSI of 32,601.41 sq.mtrs is proposed to be consumed / utilized, situated at all the land admeasuring about

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5,98,783.50 sq.mtrs. of Village -Akurli, Taluka Goregaon, situated at Kandivali, Mumbai Suburban District.

(B)Developers of the Free sale land:

Messrs. Shivam Developers: Plot No. CTS / C.S. No.163-A, all that piece and parcel of land admeasuring 3631.49 sq.mtrs, (Free Sale Land) having Freesale FSI of 32,601.41 sq.mtrs is proposed to be consumed / utilized, situated at all the land admeasuring about 5,98,783.50 sq.mtrs. of Village -Akurli, Taluka Goregaon, situated at Kandivali, Mumbai Suburban District.

(C) The report reflecting the flow of the title of the **State of Maharashtra** as the Owner and **Messrs. Shivam Developers** as the Developer on the said land having Free Sale Land is enclosed herewith as annexure.

Yours Faithfully

Advocate Vaghela Vijay M

Encl: Annexure.

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(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID FREE SALE LAND.

Sr.No.

- 1) Search report for 30 years from 1993 - 2023 taken from Online Search Report by Mr. Nilesh Vagal dated 23rd February 2023.
- 2) I am being provided with true copies of "**Written Consent**" of all slum societies:

Sr. No.	Date	Name of Slum Society
1	09-05-2006	Duttkrupa Sahakari Grihanirman Sanstha (Proposed)
2.	03-07-2006	Pathan Chawl Committee Sahakari Grihanirman sanstha (Proposed)
3.	20-04-2006	Prabhat Sahakari Griganirman Sanstha (Proposed)
4.		Laxmi Krupa Sejjar Sammittee Sahakari Grihanirman Sanstha (Proposed) on stamp paper dated 25-03-2010
5.	20-04-2006	Shree Saikrupa Sejjar Samiti sahakari Grihanirman Sanstha (Proposed) dated 20th April 2006.
6.		Mamta Sahakari Grihanirman Sanstha (proposed) special General Body meeting appointed Messrs. Shivam Developers. On stamp paper of 24/05/2006.
7.		Sarvodaya Sahakari Grihanirman Sanstha (Proposed) on stamp paper dated 21-09-2006.
8.		Shree Shantiniketan Sahakari Grihanirman Sanstha (Proposed) on stamp paper dated 14-08-2008
9.	30-10-2006	Sukhsagar Sahakari Grihanirman Sanstha (proposed).
10.	20-04-2006	Shree Safalya Sejjar Samiti S.R.A. sahakari Grihanirman Sanstha (Proposed)
11.	09-03-2010	Shree Saidarshan Gangadarshan Sahakari Grihanirman sanstha (Proposed) (Gangadarshan)
12.		Shree Saidarshan Gangadarshan Sahakari Grihanirman sanstha (Proposed) (Saidarshan)
13	20-04-2006	Shree Sagar Sejjar Samittee Sahakari Grihanirman Sanshta (proposed)
14.	21-08-2006	Shree Laxmi Sahakari Grihanirman Sanstha (proposed).
15.		Shivpragati Sahakari Grihanirman Sanstha (Proposed) on stamp paper dated 21 September 2006

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16.	Uttkarsh Sejjar Samiti Sahakari Sanstha (Proposed) on stamp paper dated 29 May 2006
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- 3) I am being provided with true copies of “**Development Agreement**” of all slum societies:

Sr. No.	Date	Name of Slum Society
1	09-05-2006	Duttkrupa Sahakari Grihanirman Sanstha (Proposed)
2.	30-06-2006	Pathan Chawl Committee Sahakari Grihanirman sanstha (Proposed)
3.	20-04-2006	Prabhat Sahakari Griganirman Sanstha (Proposed)
4.	25-03-2010	Laxmi Krupa Sejjar Samiti Sahakari Grihanirman Sanstha (Proposed)
5.	15-06-2015	Om SaiKrupa Sai-shradhha Sahakari Grihanirman Sanstha (Proposed) appointed Messrs.Radheshyam Developers.
6.		Mamta Sahakari Grihanirman Sanstha (proposed) on stamp paper dated 24 May 2006
7.		Sarvodaya Sahakari Sanstha (Proposed) on stamp paper dated 21 Sept 2006
8.	30-10-2006	Shree Shantiniketan Sahakari Grihanirman Sanstha (Proposed).
9.	28-08-2006	Sukhsagar Sahakari Grihanirman Sanstha (proposed).
10.	20-04-2006	Prabhat Sejjar Samiti S.R.A. Sahakari Grihanirman Sanstha (proposed)
11.	20-04-2006	Shree Safayla Sejjar Samiti S.R.A. sahakari Grihanirman Sanstha (Proposed)
12.	09-03-2010	Saidarshan Sahakari Grihanirman sanstha (Proposed)-
13.	09-03-2010	GangaDarshan Sahakari Grihanirman Sanstha (Proposed)
14.	20-04-2006	Shree Sagar Sejjar Samitee Samittee Sahakari Grihanirman Sanshta (proposed)
15.	20-04-2006	Shree SaiKrupa Sejjar Samittee sahakariGrihanirman Sanstha (Proposed)
16.		Uttkarsh sejjar samittee Sahakari Grihanirman Sanstha (Proposed) on stamp paper dated 29 May 2006.
17.		Shivpragati Sahakari Grihanirman sanstha (Proposed) on stamp paper dated 15 September 2006.

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18.		Shree Laxmi Sahakari Grihanirman Sanstha (Proposed) on stamp paper dated 21 August 2006.
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- 4) I say that am given the true copy of **the Powers of attorney** and also informed that all these powers of attorney Deeds are valid, subsisting and existing even as on today:

Sr. No.	Date	Name of Slum Society
1	09-05-2006	Duttkrupa Sahakari Grihanirman Sanstha (Proposed)
2.	30-06-2006	Pathan Chawl Committee Sahakari Grihanirman sanstha (Proposed)
3.	21-04-2006	Prabhat Sahakari Griganirman Sanstha (Proposed)
4	25-03-2010	Laxmi Krupa Sejjar Samittee Samittee Sahakari Grihanirman Sanstha (proposed).
5.	21-03-2006	Om SaiKrupa sejjar Samittee Sahakari Sanstha (Proposed) appointed Messrs.Radheshyam Developers.
6.	21-03-2006	Sai-shradhha Sejjar sammittee sahakari Sanstha (Proposed) appointed Messrs.Radheshyam Developers.
7.		Mamta Sahakari Grihanirman Sanstha (proposed) Appointed Messrs. Shivam Developers on stamp paper dated 24 May 2006
8.		Sarvodaya Sahakari Grihanirman Sanstha (Proposed) on stamp paper dated 05 October 2006
9.		Shree Shanti Niketan Sahakari Grihanirman Sanstha (Proposed) on stamp paper dated 21 September 2006.
10.	30-10-2006	Sukhsagar Sahakari Grihanirman Sanstha (proposed).
11.	20-04-2006	Prabhat Sejjar Samiti S.R.A. Sahakari Grihanirman Sanstha (proposed)
12.	20-04-2006	Shree Safayla Sejjar Samiti S.R.A. sahakari Grihanirman Sanstha (Proposed)
13.	09-03-2010	Saidarshan Sahakari Grihanirman sanstha (Proposed)
14.	09-03-2010	Gangadarshan Sahakari Grihanirman Sanstha (proposed)
15.	21-04-2006	Shree Sagar Sahakari Grihanirman Sanshta (proposed)
16.	21-04-2006	Shree SaiKrupa Sejjar Samittee sahakari Grihanirman Sanstha (Proposed)
17.		Uttkarsh Sejjar Samittee Sahakari Sanstha (Proposed) on stamp paper dated 29 May 2006.

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18.		Shivpragati Sahakari Grihanirman sanstha (Proposed) on stamp paper dated 21 September 2006.
19.		Shree Laxmi Sahakari Grihanirman Sanstha (Proposed) on stamp paper dated 21 August 2006

- 5) The true copies of **General Body Resolutions**/ Special General body examined by undersigned -having valid resolutions as required for going ahead with Rehabilitation, appointing Messrs. Shivam Developers as their Developers etc. The details are as under:

Sr. No.	Date	Name of Slum Society
1	28-06-2009	Duttkrupa Sahakari Grihanirman Sanstha (Proposed)
2.	28-06-2009	Pathan Chawl Committee Sahakari Grihanirman sanstha (Proposed)
3.	28-06-2009	Prabhat Sahakari Griganirman Sanstha (Proposed)
4.	02-05-2010	Laxmi Krupa Sahakari Grihanirman Sanstha (Proposed)
5.	28-06-2009	Shree SaiKrupa sahakariGrihanirman Sanstha (Proposed)
6.	14-05-2006	Mamta Sahakari Grihanirman Sanstha (proposed) special General Body meeting appointed Messrs. Shivam Developers.
7.	24-09-2006	Sarvodaya Sahakari Sanstha (Proposed)
8.	02-05-2009	Shantiniketan Sahakari Grihanirman Sanstha (Proposed).
9.	20-08-2006	Sukhsagar Sahakari Grihanirman Sanstha (proposed).
10.	28-06-2009 & 15-11-2019	Shree Safalya Sahakari Grihanirman Sanstha (proposed). Alias Shree Safalya Sejjar Samittee SRA Sahakari Grihanirman Sanstha (Maryadit)
11.	28-10-2012	Shree Saidarshan Gangadarshan Sahakari Grihanirman sanstha (Proposed)
12.		Shree Saidarshan Gangadarshan Sahakari Grihanirman sanstha (Proposed) (Saidarshan)
13.	28-06-2009	Shree Sagar Sahakari Grihanirman Sanshta (proposed)
14.	07-10-2006	Shree Laxmi Sahakari Grihanirman Sanstha (proposed).
15.	15-10-2006	Shree Shivpragati Sahakari Grihanirman sanstha (Proposed) special General Body Meeting.
16.	28-06-2009	Uttkarsh Sahakari Grihanirman Sanstha (Proposed).
17.	23-12-2012	Om SaiKrupa Sai-shradhha Sahakari Grihanirman Sanstha (Proposed) appointed Messrs.Radheshyam Developers.

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- 6) I say that I am provided with true copy of the "Clubbed Revised LOI" I have examined the "Clubbed LOI bearing No. SRA / ENG / 1395 /RS /MHL / LOI dated 24th June 2020 of all slums societies and LOI dated 31st May 2022.
- 7) I am being given the true copy of the Search Report dated 23-02-2023 by Shri Nilesh Vagal for the period from 1993 to 2023. Examined and seems to be correct as assured.
- 8) I am being given the Photocopy of Development Management Agreement dated 31st March 2022 amongst M/s. Shivam Developers on one part, Messrs. Godrej Projects development Limited, on the other part and M/s. Radheshyam Developers on the third part:
- 9) I am being given photocopies of property cards- true extract CTS No. 163-A-2 of 59873.50 sq.mtrs updated upto 05-07-2018.
- 10) I am being given extract downloaded DP2034 Remarks of Municipal Corporation of Greater Mumbai of CTS No. 163A and 166 issued to Mrs. Leena Dinesh Churi Architects of the scheme and examined the same.
- 11) I am being given photocopies of Assessment and Collection Department dated 31-03-2022, 28-03-2022, and examined the payments.
- 12) Examined the True copy of writ petition attached with letter dated 22-10-2021 given by Shri Abhijit Patil advocate, High Court, Bombay. Bearing lodging No. 24301 of 2021 etc.

Date: 03-05-2023

Advocate Vaghela Vijay M