

SMITA R. GHADI

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To,

Maharashtra Real Estate Regulatory Authority,

Housefin Bhavan, Plot No. C-21,

E - Block, Bandra Kurla Complex,

Bandra (East), Mumbai- 400051.

LEGAL TITLE REPORT

Sub: Title clearance with respect to Project known as "**SPRINGWOODS**", to be constructed on all that piece and parcel of land or ground admeasuring approximately 3380.25 sq. mtrs. comprising of two plots viz. C.T.S No.163A (pt) admeasuring an area of 3068.65 sq. mtrs. and C.T.S No. 166 (pt) admeasuring 311.60 sq. mtrs., both of Village Akurli situate at Wardarpada Road No.1, Kandivali (East), Mumbai - 400 101 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai (hereinafter referred to as the "**said Property**").

I have investigated the title for the said Property on the request of M/s. Pratik Construction, a partnership firm having its principal place of business at Bunglow 2, Kingston Palace, Chincholi Bunder Road, Row House, Malad (W), Mumbai - 400 064 and following documents: -

1) Description of the Property:

Project known as "**SPRINGWOODS**" to be constructed on all that piece and parcel of land or ground admeasuring approximately 3380.25 sq. mtrs. comprising of two plots viz. C.T.S No.163A (pt) admeasuring an

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area of 3068.65 sq. mtrs. and C.T.S No. 166 (pt) admeasuring 311.60 sq. mtrs., both of Village Akurli situate at Wardarpada Road No.1, Kandivali (East), Mumbai - 400 101 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai.

2) THE DOCUMENT OF ALLOTMENT OF PLOT:

SR. NO.	DATE OF DOCUMENT	DESCRIPTION OF DOCUMENTS
1.	07/04/2013	Resolution passed by Dhaneshwari Co-operative Housing Society (Proposed) (in Marathi)
2.	21/05/2013	Development Agreement executed between Dhaneshwari Co-operative Housing Society (Proposed) (Society) and M/s. Pratik Construction (Developer) (in Marathi)
3.	21/05/2013	Irrevocable Power of Attorney executed between Dhaneshwari Co-operative Housing Society (Proposed) (Society) and M/s. Pratik Construction (Developer) (in Marathi)
4.	21/05/2013	Joint Consent Letter and Agreement executed by Members of Dhaneshwari Co-operative Housing Society (Proposed) in favour of M/s. Pratik Construction
5.	05/02/2014	Society Registration Certificate
6.	24/08/2018	Revised Letter of Intent issued by SRA Authority
7.	12/09/2018	Intimation of Approval
8.	04/06/2019	Commencement Certificate for plinth of the Project Building

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- 3) Property card issued by Assistant Superintendent cum City Survey Officer, Mumbai.
- 4) Search Report dated 25th October 2021 issued by one Mr. Vikas Yadav in respect of the searches carried out at the Offices of the Sub-Registrar of Assurances at Mumbai for 30 years from year 1992 till 25th October 2021 in respect of the said Property.
- 5) In terms of the permissions and sanctions obtained from time to time including the last LOI dated 24th August 2018, IOA dated 12th September 2018 and Commencement Certificate dated 4th June 2019, M/s. Pratik Construction is entitled to construct Project Building known as "SPRINGWOODS" on the said Property.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that the title of M/s. Pratik Construction to develop the said Property is clear, marketable and without any encumbrances.

• **OWNERS OF THE LAND**

The Government of Maharashtra

• **QUALIFYING COMMENTS/REMARKS IF ANY:**

It is observed from the search report submitted by search clerk and as informed by my Client, since the area of the said Larger Land is bigger and it consists of several societies other than the said Society i.e. Dhaneshwari SRA Co-operative Housing Society Limited therefore there are various development agreements, mortgage deeds, undertakings, affidavits, agreements, declaration, notice of lis-pendency are registered at sub-registrar offices in Mumbai in relation to portion of land other than Dhaneshwari SRA Land and of societies other than the said Society.

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- The report reflecting the flow of the title of the M/s. Pratik Construction on the said Property is enclosed herewith as **Annexure-A**.

Encl.: Annexure-A.

Date: 11th November 2021


SMITA R. GHADI
Advocate, High Court Bombay
205/B, Raj Ratan, Sub-way Road
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Annexure-A

FLOW OF THE TITLE OF THE SAID PROPERTY

1. The Government of Maharashtra is the owner of all that pieces and parcels of land or ground bearing C.T.S No.163A admeasuring 598783.50 sq. mtrs. and C.T.S. No. 166 admeasuring 12659.4 sq. mtrs. of Village Akurli situate at Wardarpada Road No.1, Kandivali (East), Mumbai - 400101 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai (hereinafter collectively referred to as the **"said Larger Land"**).
2. Out of the said Larger Land, a portion of land admeasuring approximately 3380.25 sq. meters comprising of two plots viz. C.T.S No.163A (pt) admeasuring an area of 3068.65 sq. mtrs. and C.T.S No. 166 (pt) admeasuring 311.60 sq. mtrs., (hereinafter collectively referred to as **"the Dhaneshwari SRA Land"**), occupied by 141 members of one society namely "Dhaneshwari SRA Co-operative Housing Society Limited" duly registered on 05/02/2014 under Registered No. MUM/SRA/HSG/TC/12437/2014 (**"said Society"**).
3. The said Society has chosen M/s. Pratik Construction, a partnership firm as their developer for rehabilitation and development of the said Dhaneshwari Land under the provisions of Appendix IV of Regulation No.33(10) of the amended Development Control Regulations, 1991 (**"the DCR"**) under aegis of the Slum Rehabilitation Authority (**"SRA"**) constituted under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (**"the Slum Act"**) who is also a Planning Authority under clause (19) of section 2 of the Maharashtra Regional Town Planning Act, 1966 for all slum areas.
4. Accordingly, the said Society has passed the necessary and valid and binding General Body Resolutions and as also executed Development Agreement and Power of Attorney in favour of M/s. Pratik Construction (**"the Developer/Promoter"**) for the purposes of

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processing the plans and development of the Dhaneshwari SRA Land occupied by them. Further procedurally, all the eligible members of the Society have executed their individual consents in favour of the Developer/Promoter for development of Dhaneshwari SRA Land under the Slum Act.

5. Based on the appointment of the Developer/Promoter for redevelopment of Dhaneshwari SRA Land and rehabilitation of its members under the slum rehabilitation scheme prescribed under the Slum Act, the Developer/Promoter has obtained the LOI of S.R Scheme under reference, approved by the concerned office on 28/11/2013 and issued on 01/01/2014. The copy of LOI report is at page C.15 to C.25 (bunch-I). Subsequently revised LOI was approved at page No.29 & issued is at page C-101 to C-103 (bunch-II). Now, Architect of the Developer/Promoter has submitted the request for revised LOI change in parameter due to change in set-back area as shown on plan at Page C-185 thereof and requested office of SRA Authority, that the 20 numbers of tenements on this additional set-back adjoining the Dhaneshwari SRA Slum boundary to be incorporated in the final plot. The 20 number of Hutments will be deprived of the opportunity to be relocated and rehabilitate as the 3k scheme. Also, it would not possible to construct high rise rehab and sale composite building without having proper road access to 18:30 mts. Therefore, the Architect has requested concerned office to incorporate the additional 20 numbers of tenants to the said scheme. As it is as per the layout sanctioned by the CEO (SRA) vide U/No. SRA/ENG/DESK-3/828/RS dated 14/12/2015 at page C-171 to C-173 (bunch-I).
 6. For the purposes of exploiting the entire potential of Dhaneshwari SRA Land with benefits of additional set-back area adjoining the Dhaneshwari SRA Land, redevelopment scheme was proposed by the Licensed Surveyor Mr. Nishchit Damodar Kulabkar. The proposed
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proposal was earlier duly approved by the Competent Authority who issued Letter of Intent bearing Nos. SRA/ENG/1402/RS/MHL/LOI dated 1st January 2014 and thereafter further revised on 24th August 2018. (**“LOIs of the Scheme”**).

7. Pursuant to the LOIs of the Scheme and the revised approvals granted in favour of the Developer/Promoter, the SRA/the Competent Authority has issued IOA dated 12th September 2018 bearing No.SRA/ENG/R/S/MHADA/0014/20060505/AP/R for the construction of a composite building known as “SPRINGWOODS” (**“said Building”**) on the Dhaneshwari SRA Land consisting of premises for rehabilitation of members of the Society and in consideration of the same the Developer/Promoter shall be entitled to sell/transfer and disposed off the balance premises to the prospective purchasers after hand over certain stipulated percentage of the Dhaneshwari SRA Land or premises in the said Building to the concerned authorities or develop the same as public amenity, as the case may be.
8. It is observed from the search report submitted by search clerk and as informed by my Client, since the area of the said Larger Land is bigger and it consists of several societies other than the said Society i.e. Dhaneshwari SRA Co-operative Housing Society Limited therefore there are various development agreements, mortgage deeds, undertakings, affidavits, agreements, declaration, notice of lis-pendency are registered at sub-registrar offices in Mumbai in relation to portion of land other than Dhaneshwari SRA Land and of societies other than the said Society.

Dated this 11th day of November 2021


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