

PUSHPRAJ S. SINGH

ADVOCATE HIGH COURT

Singh Niwas, Panch Bawadi, Goregaon (East), Mumbai - 400 063,
Mobile-9920383384, Email: advpushpraj108@gmail.com

21st October, 2022

To,
The Maharera
Housefin Bhavan, Plot No. C-21,
E- Block, Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: - Title Clearance Certificate with respect of all that piece and parcel of land admeasuring 1093.3 Sq. mtrs. or thereabouts, bearing C.T.S Nos. 118 I (pt.) of Village: Malad (East), Taluka: Borivali, Mumbai suburban District in the registration district and Sub-District of Mumbai City and Mumbai Suburban. (Hereinafter referred to as the "SAID PROPERTY")

I have investigated the title of the said property on the request of M/S. DEM BUILDWELL, and I have perused the following documents i.e.: -

1. Property card Land admeasuring 2528 Sq. mtrs. or thereabouts, bearing C.T.S Nos. 118I out of which the area admeasuring 1093.3 sq mtrs is acquired by SRA and is under the scheme u/r of Village: Malad (East), Taluka: Borivali, Mumbai suburban District in the registration district and Sub-District of Mumbai City and Mumbai Suburban.
2. Development Agreement and Irrevocable Power of Attorney both dated 10/08/2008 executed by and between Malad-Ganesh Prasad SRA Co-Operative Housing Society (Propos.) then, now Malad-Ganesh Prasad SRA Co-Operative Housing Society Ltd., and M/s. Riddhi Siddhi Constructions.
3. Revised Letter of Intent dated 05/01/2022 issued in the name of "Malad-Ganesh Prasad SRA Co-Operative Housing Society Ltd." and M/s. Riddhi Siddhi Constructions.
4. Joint Development Agreement executed by and between M/s. Riddhi Siddhi Constructions and M/S. DEM BUILDWELL on 19/09/2022 having Registration No. BRL-6/19560/14/220/2022.

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5. Property Registered Card (i.e. Malmatta Patrak) issued by the State Government (Revenue Department) for the following CTS Nos.: -
- a.) Dated 01/07/2022 for CTS No. 118I admeasuring area about 2528 sq. mtrs out of which the area admeasuring 1093.3 sq mtrs is acquired by SRA and is under the scheme u/r.
6. Search report taken by Search Clerk Mr. Ravindra Chaudhari at my instructions and directions for 30 years from 1993 to 2022 taken from Sub-registrar Mumbai.
7. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of M/s. DEM BUILDWELL in respect of the said property is clear and marketable.

Owner of the said land

1. The name of Slum Rehabilitation Authority is incorporated in the Property register card in respect of the said property
2. Development Agreement executed by and between Malad - Ganesh Prasad SRA CHS Ltd., and M/S. RIDDHI SIDDHI CONSTRUCTIONS dated 10/08/2008.
3. Revised Letter of Intent dated 05/01/2022 issued in the name of Malad - Ganesh Prasad SRA CHS Ltd., by Slum Rehabilitation Authority.
4. Joint development Agreement dated 19/09/2022 executed by and between M/S. RIDDHI SIDDHI CONSTRUCTIONS and M/s. DEM BUILDWELL duly registered under Serial No. BRL-6/19560/14/220/2022. before Sub-Registrar of assurances.

In my opinion and in view of the above documents and Joint Development Agreement of M/s. DEM BUILDWELL, has the right to develop the said property as mentioned in the Schedule hereunder is clear, marketable and free from all encumbrances.



PUSHPRAJ S. SINGH
ADVOCATE
Singh Niwas, Panch Bawadi,
Goregaon (E); Mumbai- 400 063.

MAH/337/2011

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ANNEXURE-A

1. That originally Mr. Bacchubhai Woronzov Dashukov, 2) Nusli F. Wadia, 3) Mrs. Morin Nusli Wadia, 4) Mr. Rajkumar Batra and 5) N.N. Wadia Administrators of Edalji being trustee of F.E. Dinshaw Foundation were the owner of the said property.
2. The said property was encroached upon by the slum dwellers and was declared Slum having Ref. No. SAA/Malad/85/95 dated 08/10/1997 by Deputy Collector (Encroachment) and Competent Authority Borivali Under Section 4(1) of Maharashtra Slum (Improvement, Clearance & Redevelopment), Act, 1971 and the same was published in the Government Gazette dated 11/12/1997 on page No. 1025.
3. Development Agreement and Irrevocable Power of Attorney both dated 10/08/2008 executed by and between Malad-Ganesh Prasad SRA Co-Operative Housing Society (Propos.) then, now Malad-Ganesh Prasad SRA Co-Operative Housing Society Ltd., and M/s. Riddhi Siddhi Constructions.
4. The members of Malad-Ganesh Prasad SRA Co-Operative Housing Society Ltd., had made an application for acquisition of the said property U/s. 14(1) of Slum Act, 1971 dated 16/07/2015 to CEO of SRA. The CEO of SRA by letter dated 21/06/2017 addressed to Principal Secretary Housing Department, Mantralaya has send the file to Housing Department for taking necessary action of acquisition in the matter.
5. The Government of Housing Department Mantralaya by Notification No. भुसंपा-२०१७/प्र.क्र.१५६/झोपनि-२, dated 05/06/2018 have decided to acquire the said property and thereafter by notification published in Government Gazette Extraordinary part 4 B, Sr. No. 199 dated 05/06/2018 had acquired the said property.
6. The name of Slum Rehabilitation Authority is incorporated in the Property register card in respect of the said property.

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7. That by virtue of Development Agreement and Irrevocable Power of Attorney both dated 10/08/2008 executed by and between Malad-Ganesh Prasad SRA Co-Operative Housing Society Ltd., and M/s. Riddhi Siddhi Constructions and further Joint development Agreement executed by and between M/S. RIDDHI SIDDHI CONSTRUCTIONS and M/s. DEM BUILDWELL duly registered under Serial No. BRL-6/19560/14/220/2022 before Sub-Registrar of assurances. The title of M/S. DEM BUILDWELL is clear and marketable.



PUSHPRAJ S. SINGH
ADVOCATE

Singh Niwas, Panch Bawadi,
Goregaon (E); Mumbai-400 063.

MAH/337/2011