

Varun N. Mamniya

Advocate & Solicitor

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FORMAT - A

(Circular No.: 28/2021)

To,
Hon'ble MahaRERA
Housefin Bhavan, E - Block
Bandra Kurla Complex
Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to land situated and being at Plot bearing CTS No. 410/C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7 of Village Oshiwara, admeasuring about 22037.10 Sq. mtrs. or thereabouts, situated at Singh Housing Colony, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West), Mumbai- 400102 in the Registration District and Sub-District of Mumbai Suburban. ("**said Plot**").

A. I have investigated the title of the said Plot on the request of M/s. A. S. Hightech LLP (the Developer) and following documents i.e.:

1. **Description of the property:**

All those pieces of parcels of land situated, lying and being at Plot bearing CTS No. 410/C/1 (pt), 435, 435/1 to 147, 441 (pt), 443 (pt), 443/1 to 7 of Village Oshiwara, admeasuring about 22037.10 Sq. mtrs. or thereabouts, situated at Singh Housing Colony, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West), Mumbai-400102 in the Registration District and Sub-District of Mumbai Suburban.

2. **The documents of allotment of plot:**

- (i) Slum Gazette issued by the Deputy Collector (ENC) and Competent Authority, Andheri
- (ii) Special General Body Resolution dtd. 27th June 2022 of Sugam & Singh SRA Co-op Hsg. Soc. (Prop) ("**said Societies**");
- (iii) Development Agreement dtd. 27th June 2022 (for granting Development rights to the Developer);
- (iv) Notification issued by SRA on 5th July 2022 under Reg 33(10) of the DCPR
- (v) Letter of Intent No. KW/MHADA/0005/20200707/LOI dtd 26th August 2022;
- (vi) IOA No. KW/MHADA/0005/20200707/ AP/ S-1, dtd 20th October 2022 and Plint Commencement Certificate for Sale Building No. 1 dtd 21st October 2022

3. 7/12 extract or ~~Property Card~~ issued on 29th January 2022.

4. Search report for 30 years from Ramakant Jaiswal, Search Clerk dated 27th October 2022 from 1993 till 2022.



- B. M/s. Byramjee Jeejeebhoy Private Limited ("**Original Owner**") was seized and possessed of the aforesaid Property. In or around 28th May 1971, the said Plot was taken over by Maharashtra Housing and Area Development Authority ("**MHADA**") ("**Owner**") from the Original Owners for development purposes. The said Plot was declared as a 'slum property' by the Deputy Collector (ENC) and Competent Authority, Andheri on or about November 1977 and the same was published in the Slum Gazette on 2nd March 1978.
- C. The slum dwellers have formed a Society namely Sugam & Singh SRA Co-op Hsg. Soc. (Proposed) and by a Special General Body resolution dated 27th July 2022 read with notarized Development Agreement dated 27th June 2022, signed and executed by and between the Promoters and Sugam & Singh SRA Co-op Hsg. Soc. (Prop), the said Society assigned the development rights of the said Plot to the said Promoter.
- D. By a notification dated 5th July 2022, the Slum Rehabilitation Authority ("**SRA**") *inter alia* opined that the said Plot can be submitted under the scheme of Slum Rehabilitation as per Regulation 33(10) of DCPR 2034 and on 26th August 2022, the SRA also issued a Letter of Intent bearing No. KW/MHADA/0005 /20200707/LOI ("**said LOI**"). On 5th September 2022, the SRA requested MHADA to grant its NOC in terms of Clause 2.8 of Regulation 33(10) of DCPR, 2034.
- E. Upon perusal of the aforesaid search report, there appears to be no existing mortgage/loan on the said Plot. Therefore, upon perusal of the abovementioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of Maharashtra Housing and Area Development Authority (MHADA) as the owner of the said Plot, the said M/s. A. S. Hightech LLP as the Developer in respect of the said Plot is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

Owners of the land:

- (1) MHADA - CTS. No. 410/C/1 (pt)
- (2) MHADA - CTS/C.S. No. 435 and 435/1 to 147
- (3) MHADA - CTS/C.S. No. 441 (pt)
- (4) MHADA - CTS/C.S. No. 443 (pt) and 443/1 to 7
- (5) Qualifying comments/ remarks if any - None.

The report reflecting the flow of the title of Maharashtra Housing and Area Development Authority (MHADA) as the owner of the said Plot and M/s. A. S. Hightech LLP as Developer of the said Plot is enclosed herewith as annexure.

Encl: Annexure

Date: 27th October 2022


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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract / ~~P.R. Card as on date of application for registration~~
Date of Application: 29th January 2022 Ref: 2201100001015678
Date of issue: 29th June 2022;
- 2) Mutation Entry No. 532;
- 3) Notarized Development Agreement dated 27th June 2022, signed and executed by and between the Promoters and Sugam & Singh SRA Co-op Hsg. Soc. (Prop);
- 4) Letter of Intent No. KW/MHADA/0005/20200707/LOI dtd 26th August 2022;
- 5) IOA No. KW/MHADA/0005/20200707/ AP/ S-1, dtd 20th October 2022 and Plint Commencement Certificate for Sale Building No. 1 dtd 21st October 2022;
- 6) Search report for 30 years from Ramakant Jaiswal, Search Clerk dated 27th October 2022 taken from Sub-Registrar's office at Mumbai from 1993 till 2022;
- 7) Any other relevant title - NIL.
- 8) Litigations if any - NIL.

Date: 27th October 2022


Varun Mamniya
Advocate & Solicitor

