

RAJESH SHUKLA

ADVOCATE

To
MahaRERA
6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex, Bandra (East),
Mumbai:- 400051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Survey No. 27 Hissa no. 3 (Part) corresponding to City Survey No. 32A/1/1 (Part) admeasuring about 583.32 Square Meters and Survey No. 27 Hissa no. 3 (Part) corresponding to City Survey No. 32A/1/2A (Part) admeasuring about 1358.32 Sq. Meters, collectively admeasuring 1941.64 Sq. Meters and proposed to be known as "Hind Maratha SRA Co-operative Housing Society Limited, and lying and being at Village:- Kirol Taluka:- Kurla District:- Mumbai Suburban District and situate, lying and being near Shivneri Building at Bhatwadi, Ghatkopar West, Mumbai :- 400 084 and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban hereinafter referred to as *"the said plot"*

I have investigated the title of the said plot on the request of Messrs. Satre Infrastructure Private Limited and following documents i.e.: -

1) Description of the property: -

All that piece or parcel of land admeasuring 1941.64 Square meters, being part of Survey No. 27 Hissa no. 3 (part) corresponding City Survey No. 32A/1/2A (Part) admeasuring about 1358.32 Square Meters and Survey No. 27 Hissa no. 3(Part) corresponding to City survey no. 32A/1/1 (Part) admeasuring about 583.32 Sq. Meters, all collectively lying and being at Village:- Kirol, Taluka:- Kurla, District:- Mumbai Suburban District and situate, lying and being at Bhattwadi, Ghatkopar west, Mumbai :-400 084 and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

2) The documents of allotment of plot.

More particularly described in Annexure A

Address: - B/2, Swati Sadan, 90 Feet Road, Mulund (East), Mumbai-400081.

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- 3) Property Register Card issued by City Survey Officer, Ghatkopar, vide Mutation Entry No. 417/2014, 418/2014, 422/2014 and 475/2016.
- 4) Search report dated 22nd March 2021 for 30 years from 1989 till 2021

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 **Messrs. Satre Infrastructure Private Limited** is clear, marketable and without any encumbrances.

Owners of the land

Sr. No.	Village	City Survey Number	Area (SQ. MTR)	Name of Owner/s in Property Register Card
1	Kirol	32A/1/1 (Part)	291.66	Dattakrupa Chawl Committee
2	Kirol	32A/1/1 (Part)	291.66	Pandurang Krupa Chawl Committee
3	Kirol	32A/1/2A	1358.32	M/s. Satre Infrastructure Private Limited
		Total	1941.64	

The report reflecting the flow of the title of the **Messrs. Satre Infrastructure Private Limited** on the said land is enclosed herewith as annexure.

Enclosure: - Annexure.

Date: 27.05.2021

Rajesh Shukla

Advocate.

RAJESH L. SHUKLA B.COM.I.L.B.
(Advocate High Court)
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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

I have investigated their title to all that piece or parcel of land admeasuring 1941.64 Square meters, being part of Survey No. 27 Hissa no. 3 (part) corresponding City Survey No. 32A/1/2A (Part) admeasuring about 1358.32 Square Meters and Survey No. 27 Hissa no. 3(Part) corresponding to City survey no. 32A/1/1 (Part) admeasuring about 583.32 Sq. Meters, all collectively lying and being at Village:- Kirol, Taluka:- Kurla, District:- Mumbai Suburban District and situate, lying and being at Bhattwadi, Ghatkopar west, Mumbai :-400 084 and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, hereinafter referred to as "*the said Land*" and more particularly described in the Schedule hereunder written.

My client has produced before me, the copy of Search Reports prepared by Mr. Manoj Kunde, Search Clerk dated 22nd March 2021 bearing receipt No.MH013541549202021E dated 20th March 2021 for period of 1989-2021 along with 7/12 extracts, Property Register Cards & all other title documents as required for scrutiny of title in respect of the said Land.

Accordingly, I have perused the Copies of Search Reports, 7/12 extracts, Property Register Card, Title Deeds, other documents, L.O.I., Intimation of Approvals, Plans & permissions sanctioned by Planning authority (SRA) and, from the documents produced as mentioned herein above along with the necessary furnished by client, as and when required, I have observed as following:-

- (A) 'Bai Zaver Bai Purushottam Nathu Charitable Trust' ("**the Trust**"), a public charitable trust registered under the Maharashtra Public Trust Act, 1950 was

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seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing Survey No.27, Hissa No.3 corresponding to C.T.S. No.32/A, admeasuring about 26,543.30 square Meters lying, being and situated at Village:- Kirol, Taluka:- Kurla, Ghatkopar (West), Mumbai Suburban District.

- (B) The part of the said Property was occupied by various slum dwellers and vide Notification dated 19th February 1976 under No. SLM/107/5280/G issued by the Competent Authority, various areas forming the part of the said Property was notified as 'Slum';
- (C) By Deed of Conveyance dated 27th December 2013, the Trust conveyed, sold and transferred all its right, title and interest in respect of 5754 Sq. meters of the larger Property to my Clients. The said Deed of Conveyance is registered with the Joint Sub-Registrar of Assurances, Mumbai City – 1 under Serial No.KRL-2916/2014 on 9th April 2014. The part of the larger Property admeasuring about 5754 Sq. Meters was thereafter, mutated in favor of the my Clients in the Property Register Card as Owner thereof;
- (D) My Clients thereafter applied for permission to use the Larger Property for Non-Agricultural Use to Collector, Mumbai Suburban District and the Collector, Mumbai Suburban District by its order dated 11th April 2016 granted the permission to use the larger Property for non-agricultural purpose (N.A.);
- (E) Vide order passed by the Collector on 31st May 2016 the Larger Property is subdivided from the originally owned and occupied by Bai Zaver Bai Purushottam Nathu Charitable Trust Property and the separate Property Register Cards are issued describing the Larger Property as CTS No.32A/1/2A and CTS No.32A/1/2B.
- (F) The Slum dwellers on the part of the larger property had proposed two different Societies' in the name of Ranveer SRA Co-operative Housing Society & Hind

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Maratha SRA Co-operative Housing Society (Proposed)' on two different part portion of said plot. Separate permissions and sanctions were obtained in respect of the Ranveer SRA Co-operative Housing Society for implementation of Slum rehabilitation scheme by obtaining LOI bearing reference SRA/ENG/2716/N/PVT/LOI dated 12/01/2017 from SRA authority in respect of the land admeasuring about 3438.98 Sq. Meters after deducting Road set back area of 956.70 Sq. Meters.

(G) The slum dwellers occupying on remaining portion of the larger plot bearing CTS no. 32A/1/2A (Part) admeasuring about 1358.32 Sq. Meters, in the name of Hind Maratha SRA Co-operative Housing Society (Proposed) were also intending to appoint a developer to develop the Land admeasuring 1358.32 Sq. Meters. (for the sake of brevity to be referred as the “First Property” and more particularly described in First schedule here under written) under Slum Rehabilitation Scheme as envisaged in Maharashtra Slum Areas (Improvement, Clearance and Rehabilitation) Act, 1971 read with Development Control Regulations for Greater Mumbai 1991;

(H) The occupiers of the Hind Maratha Society had already formed a proposed society namely Hind Maratha Co-operative Housing Society (proposed) for the purpose of implementing the slum rehabilitation scheme. Therefore the slum dwellers of Hind Maratha Society (proposed) approached my clients, for development of the First Property and granted necessary consents. The Proposed Hind Martha Society also executed Development Agreement dated 12/02/2016 along with Power of Attorney of even date granting their consent to develop the First Property and authorizing my clients to carry out various acts, deeds and things to develop the First Property;

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- (I) Since my clients herein were desirous of developing the said Hind Maratha property under the Slum Rehabilitation Scheme. However, it was difficult to develop the said Hind Maratha property independently due to various planning constraints such as feasibility and other reasons. Therefore, the promoters approached to the occupiers of adjacent neighboring Plot i.e. Pandurang Krupa Society and Datta Krupa Society for exploring the possibility of developing the said property. Similarly, occupiers of Hind Maratha Society also approached the occupiers of Pandurang Krupa and Datta Krupa Chawl for proposed redevelopment by jointly implementing Slum Rehabilitation Scheme.
- (J) Accordingly, by a Development Agreement dated 31st July 2018 made and executed between Datta Krupa Chawl Committee Association on one part and my Clients herein, on other part, the said Datta Krupa Chawl Committee Association, assigned, transferred, conveyed and granted the development rights in respect of piece and parcel of a plot of land adjoining to First property & forming part of Survey no. 27 Hissa No.3 (part), corresponding to CTS No. 32A/1/1 (part) admeasuring about 291.66 Sq. Meters situate at Village – Kirol, Ghatkopar, Taluka – Kurla, in the registration district and sub district of Mumbai Suburban, (hereinafter referred to as the “**Second Property**” and more particularly described in Second Schedule, here under written) to the said Promoters on the terms and conditions mentioned therein. The said Development Agreement dated 31st July 2018 is duly registered with the Sub-Registrar of Assurances under Serial No. KRL-1/9264/2018 on 31st July 2018;

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(K) Similarly, by a Development Agreement dated 31st July 2018 made and executed between Pandurang Krupa Chawl Committee Association on one part and my Clients, on other part, the said Pandurang Krupa Chawl Committee Association, also assigned, transferred, conveyed and granted the development rights in respect of piece and parcel of a plot of land adjoining to First property & forming part of Survey no. 27 Hissa No.3 (part), corresponding to CTS No. 32A/1/1 (part) admeasuring about 291.66 Sq. Meters situate at Village – Kirol, Ghatkopar, Taluka – Kurla, in the registration district and sub district of Mumbai Suburban, (hereinafter referred to as the **“Third Property”** and more particularly described in Third Schedule, here under written) to the said Promoters on the terms and conditions mentioned therein. The said Development Agreement dated 31st July 2018 is duly registered with the Sub-Registrar of Assurances under Serial No. KRL-1/9262/2018 on 31st July 2018;

(L) Thereafter my clients planned to implement Slum Rehabilitation Scheme jointly on the plot bearing C.T.S. No. 32A/1/2A(Part) admeasuring about 1358.32 Sq. Meters along with the plot known as Datta Krupa Chawl Association bearing C.T.S. No. 32A/1/1(part) admeasuring about 291.66 Sq. Meters and also the plot known as Pandurang Krupa Chawl Association bearing C.T.S. No. 32A/1/1(part) admeasuring about 291.66 Sq. Meters. All these plots collectively to be referred to as the **“Entire Property”** and the area collectively shall be 1941.64 Sq. Meters.

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- (M) The living conditions in the said Hind Maratha, Datta Krupa Chawl and Pandurang Krupa Chawls were also unhygienic and therefore, vide notification dated 19th February 1976, the Competent Authority declared all these properties as “SLUM”.
- (N) Thereafter my Clients has appointed Shri. Samar Raut of M/s. Vision, as Architect and has entered into a standard agreement with them as prescribed by the council of Architects. The Promoter has appointed M/s. Epicon Consultants, as Structural Engineers, for the proposed buildings;
- (O) The Promoter, through its Architect M/s. Vision, submitted a scheme for re-development of the said Property on the plot bearing C.T.S. No. 32A/1/1(part) & 32A/1/2A(part) under the Development Control Regulations for Greater Mumbai 1991 to the Slum Rehabilitation Authority and the Slum Rehabilitation Authority has issued Annexure – II certifying the eligibility of the occupiers for rehabilitation on 30th July 2018;
- (P) The Slum Rehabilitation Authority has also verified the financial capability of the Promoter in the form Annexure – III;
- (Q) The Promoter has received the No Objection Certificate to height clearance from Airport Authority of India vide their letter dated 25/04/2018 under No. SNCR/WEST/B/022818/284380 and certified the height clearance up to the height of 31.63 meters above ground level and 56.9 meters above mean sea level.

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(R) Pursuant to the scrutiny of the Application, the Slum Rehabilitation Authority issued the Letter of Intent bearing reference number SRA/ENG/2910/N/PL/LOI dated 23rd October 2018, granting their in-principle approval to carry out the redevelopment of the Entire Property under the Slum Rehabilitation Scheme;

(S) The slum dwellers formed Society in the name of Hind Maratha SRA Co-operative Housing Society and the said society has been duly registered under Maharashtra Co-operative Societies Act, 1960 vide Registration No. M.U.M./S.R.A./H.S.G./T.C./13001/2019 dated 20th June 2019;

(T) My Clients have submitted the plans with the Slum Rehabilitation Authority for its approval and have obtained revised LOI bearing reference number SRA/ENG/2910/N/PL/LOI dated 26th February 2020 and again pursuant to the Development Control and Promotion Regulation 2034 (DCPR 2034) on 5th January 2021. The Slum Rehabilitation Authority further issued the Intimation of Approval bearing Reference Number SRA/ENG/N/PVT/0097/20170218/AP for Building No. 1 (Rehab building) under Sub Regulation 2.3 of Appendix-IV dated 5th January 2021, subject to the various conditions as mentioned therein;

(U) After the compliance of various conditions, the Slum Rehabilitation Authority has issued the Commencement Certificate for Rehab Building i.e. building No. 1 dated 10th March 2021 up to Plinth Level as per approved plan dated 5th January 2021.

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(V) There were in all 90 slum dwellers occupying their various structures on the portion of land admeasuring 1941.64 Sq. meters. The Slum Rehabilitation Authority has certified entire 90 slum dwellers as eligible for the rehabilitation.

(W) My Clients are thus, developing the land bearing CTS No.32A/1/2A(Part) and CTS No.32A/1/1(Part) together admeasuring about 1941.64 Sq. meters (hereinafter referred to as "**the entire Property**") and more particularly described in the Schedule hereunder written;

(X) The Promoter has proposed in all two buildings comprising of residential / commercial units to be constructed on the said property i.e. Building No.1 (Rehab Building) comprising of ground / stilt plus 9th upper floors, Building No.2 (Composite Building) comprising of stilt/ ground plus up to 9th upper floors;

(Y) M/S. Satre Infrastructure Private Limited has exclusive right to develop said Property in accordance with law. My Clients have exclusive right to sell premises/ flats/ commercial premises/ tenements being constructed / to be constructed in sale portion on said Property. My clients have exclusive rights to enter into agreements with Purchaser/s of premises/ flats/ commercial premises/ tenements in sale area and receive consideration in respect thereof in accordance with the terms and conditions agreed upon;



Mr. Rajesh Shukla
Advocate

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Date:-27.05.2021