

Off.: 13, Hamam House, Ground Floor, Ambalal Doshi Marg,
(Hamam Street), Fort, Mumbai-400 001.

Ref. No.

To
The Competent Authority,
MahaRERA,
Bandra-Kurla Complex,
Bandra (East),
Mumbai – 400 051.

Date :

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to property being all those pieces and parcels of land or ground together with the building known as “RAJINIGANDHA” standing thereon situate, lying and being at Village Malad (North), Taluka Borivali, in the Registration District of Mumbai Suburban District admeasuring 1571.63 sq.mtrs. or thereabout forming part of Survey No.51 AI, Hissa No.3 (Part), C.T.S. Nos.498 and 502 (C.T.S. Nos.495D together with 50% benefit of development potentiality in respect of C.T.S. Nos.495A and 495B being the subject matter of Road and encroachment respectively).

...**The Plot.**

We have investigated the Title of the Plot of Malad Rajnigandha Co-operative Housing Society Limited (for short “**the Society**”), registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No.BOM/HS-5498 of 1978 and right of M/s. Panom Developers (**the Developer**) having its Office at B-101/102, Panom Park, Off. Sahar Road, behind Jeevan Vikas Hospital, Vile Parle (East), Mumbai - 400 057 for development of the Plot on the request of the Developer and the following documents, namely,

1. **Description of the Plot/Property:**

Being all those pieces and parcels of land or ground together with the building known as “RAJINIGANDHA” standing thereon situate, lying and being at Village Malad (North), Taluka Borivali, in the Registration District of Mumbai Suburban District admeasuring 1571.63 sq.mtrs. or thereabout forming part of Survey No.51 AI Hissa No.3 (Part), C.T.S. Nos.498 and 502 (C.T.S. Nos.495D,


together with 50% benefit of development potentiality in respect of C.T.S. Nos.495A and 495B being the subject matter of Road and encroachment respectively).

2. **The documents of purchase of the Plot:**

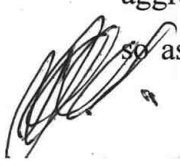
- a. Copy of the Consent Decree dated 26th July 1967 in Suit No. 531 of 1966.
- b. Copy of Indenture dated 20th January 1995, registered with the Sub-Registrar of Assurances at Mumbai under Serial No.BBJ/114/95 dated 20/01/1995.
- c. Copy of Memorandum of Understanding dated 4th March 2014, registered with the Sub-Registrar of Assurances at Borivali under Serial No.BRL 8/3729/2014 dated 30/05/2014.
- d. Certificate of Title dated 22nd June 2021 issued by M/s. Shah & Associates being the Advocate for the Society.
- e. Public Notice issued in the newspapers of "Free Press Journal" and "Nav Shakti" both in their respective issues of 19th November, 2021.
- f. NOC/Order dated 3rd August, 2021 issued by Concerned Authority of MCGM granting NOC for development under a Scheme of layout on property being C.T.S. No. 495-A, 495-C and 495-D.
- g. P.R. Cards Extract

3. By virtue of Indenture dated 20th January 1995, duly registered as above, read with copy of Memorandum of Understanding dated 4th March, 2014 and Certificate of Title dated 22nd June, 2021 issued by M/s. Shah & Associate, Advocate for the Society, the Society became the Owner of and entitled to the Plot which includes the then existing building constructed much prior to 1995.

4. **The documents of grant of the Development Right to the Developer.**

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- a. Development Agreement dated 26th July 2021, registered with the Sub-Registrar of Assurance at Borivali under Serial No. BDR-4/9136/2021 read with Supplementary Agreement dated 15.11.2021.

No. BDR-4/9136/2021 read with Supplementary Agreement dated 15.11.2021.

- b. Power of Attorney registered with the Sub Registrar of Assurance at Borivali under Serial No. BDR-4- 9143/2021 dated 26th July 2021.
 - c. NOC/Order dated 3rd August, 2021 issued by Concerned Authority of MCGM granting NOC for development under a Scheme of layout on property being C.T.S. No. 495-A, 495-C and 495-D.
 - d. Public Notice issued in the newspapers of "Free Press Journal" and "Nav Shakti" both in their respective issues of 19th November, 2021.
 - e. Agreement dated 22nd December 2021 for purchase of TDR FSI of 535 on 04 sq.mtr. from Yashraj Corporation.
 - f. Agreement dated 22nd December 2021 for purchase of TDR FSI of 185.09 sq.mtr. from Skyline Construction Company.
 - g. Agreement dated 22nd December 2021 for purchase of TDR FSI admeasuring 21.27 sq.mtr. from Panom Developer LLP.
 - h. I.O.D. dated 29th December 2021 for development under a Scheme of layout.
 - i. Declaration of the Developers Notarized on 7th January 2022.
 - j. D.P. Remark.
 - k. Search Report dated 02.02.2022 for the period from 1992 to 2021 and in the office of Borivali 1-2-3-4-5-6-7-8-9 of Sub-Registrar of Assurance at Goregoan, Kandivali, Magathane, and Borivali for the period from 2002 to 2021 given by Sameer M. Sawant (Property Title Investigator).
5. By virtue of Development Agreement executed by the Society with the confirmation of its Members in favour of the Developer read with Power of Attorney both dated 26th July 2021, duly registered, the Developer has been granted development right in respect of the Plot. The Developer has also acquired and purchased the TDR FSI aggregating to 741.40sq.mtrs. under the Agreement referred above so as to enable them to use, utilize, exploit and consume the same
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for development. In view of amalgamation of the Plot with the adjoining Plot being C.T.S. No.495C and C.T.S. No. 495A for which necessary NOC dated 3rd August, 2021 has been issued by the Concerned Authority of MCGM, based on which the proposal for development under a Scheme of Layout on amalgamated plot has been sanctioned for construction of 4 (four) Wings, out of which the Developer is entitled to construct on the Plot Wing "C" and Wing "D".

6. Though the Property Card in respect of the Plot is presently in the name of I.A. Bhatia (being the predecessor-in-title of the Society), as contemplated in the Development Agreement the Society has agreed to get it name recorded in the P.R. Card of the Plot/part of the amalgamated plot.
7. **Search Report:**
Shri. Sameer M. Sawant, a Search Clerk has taken searches at the Office of the Sub-Registrar at Borivali/Bandra/Mumbai for a period of 31 years i.e. from 1992 to 2021 and issued his Search Report dated 02.02.2022.
8. On perusal of the abovementioned documents and all other relevant documents relating to title of the said Plot we are of the opinion that title of the Society is clear, marketable and without any encumbrance and the right of the Developer to carry out development is in our opinion, clear and marketable.
9. The Report reflecting the flow of title of the Society on the said Plot and right of the Developer to carry out development as envisaged above is enclosed herewith as **ANNEXURE "A"**.

Dated this 03rd day of February, 2022.

For M/s. Pramodkumar & Co.(Regd.)

Encl: As above.


Partner
Advocates & Solicitors.