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SECOND SUPPLEMENTAL TITLE REPORT

To,
JE AND VEE INFRASTRUCTURE,
A/203, Western Edge-II,
Behind Metro Mall,
W.E. Highway,
Borivali (E),
Mumbai – 400066.

Dear Sirs,

The subject matter of this Second Supplemental Title Report is all that piece and parcel of land bearing Survey No. 25, C.T.S. No.109 (Part) & 111 (Part) admeasuring 1790.28 sq. mtrs. or thereabouts (including tit-bit area of 293.54 sq. mtrs.) together with the existing building known as 'Dindoshi Shree Satyam' standing thereon, comprised in Dindoshi Shri Satyam Co-operative Housing Society Ltd., lying, being and situate Dindoshi, Malad (East), Mumbai – 400097 of Village Dindoshi Taluka - Borivali, Mumbai Suburban District, within the registration District of Mumbai Suburban and in addition relocation of layout RG-I, II and III admeasuring 991.37 sq. mtrs., aggregately admeasuring 2781.65 sq. mtrs. or thereabouts situate at Survey No.25, C.T.S. No.109 (Part). and bounded as follows that is to say :-

On or towards the East : by 18.29 sq. mtrs. Road;

On or towards the West : by Western Express Highway;

On or towards the North : by chawl No.92;

On or towards the South : by MHADA open plot.

(hereinafter referred to as "**the said Property**").

1. We had issued our (i) Title Report dated 19.11.2019, (ii)

Supplemental Title Report dated 03.03.2021 in respect of all that piece and parcel of land bearing Survey No. 25, C.S. No.109 (Part) & 111 (Part) admeasuring 1496.74 sq. mtrs. or thereabouts together with the existing building known as 'Dindoshi Shree Satyam' standing thereon, comprised in Dindoshi Shri Satyam Co-operative Housing Society Ltd., lying, being and situate Dindoshi, Malad (East), Mumbai – 400097 of Village Dindoshi Taluka -Borivali, Mumbai Suburban District, within the registration District of Mumbai Suburban, wherein we had, inter alia, stated that subject to what is stated in the aforesaid Title Report, Supplemental Title Report and Second Supplemental Title Report, in pursuance of the Indenture of Lease and Deed of Sale both dated 16.06.2011 executed by Maharashtra Housing & Area Development Authority (hereinafter referred to as "**MHADA**") in favour of Dindoshi Shree Satyam Co-operative Housing Society Limited ("**the said Society**"), the title of the said Society to the aforesaid property appears to be clear, marketable and free from all encumbrances and pursuant to the Development Agreement dated 21.01.2020 executed by the said Society in favour of yourselves i.e. Je And Vee Infrastructure ("**the Developer**"), the Developer is entitled to redevelop the aforesaid property as per the terms thereof.

2. On perusal of the further documents which have been provided to us subsequent to the issuance of the Title Report 19.11.2019, Supplemental Title Report dated 03.03.2021, this Second Supplemental Title Report is being issued by us for supplementing and updating the Title Report read together with the Supplemental Title Report dated 03.03.2021 accordingly as under:

- i. Subsequent to the issuance of the aforesaid Supplemental Title Report dated 03.03.2021, in or around April 2021, An Appeal from Order (L) No. 1322 of 2021 has been filed by Shri. Ashok Gopal Shinde & 4 Others against the said Society and 4 Others (wherein Je And Vee Infrastructure i.e. Yourselves have been impleaded as Respondent No.4) for the reliefs prayed thereunder, against the dismissal Order dated 3rd December 2020 passed by His Honour Adhoc City Civil Judge Shri. D.B. Mane in Notice of Motion No. 1394 of 2020 in S.C. Suit bearing No.1153 of 2020 filed by the aforesaid Appellants in the Dindoshi City Civil Court. An Interim Application i.e. IA (L) No.1323 of 2021 in the aforesaid Appeal from Order has also been filed. However, no orders have been passed in the Appeal from Order and/or Interim Application. The above Appeal from Order and Interim Application are pending.
- ii. The Building Permission Cell, Greater Mumbai/ MHADA has granted to the Developer, Zero FSI Plinth Commencement Certificate bearing No. MH/EE/(B.P.)/ GM/ MHADA-61/553/2022 dated 09.02.2022 in respect of the redevelopment of the property of the said Society i.e. existing chawl Nos.93 to 97 known as Dindoshi Shri Satyam Co-operative Housing Society Ltd. situate on all that piece and parcel of land bearing Survey No. 25, C.S. No.109 (Part) & 111 (Part) of Village Dindoshi Taluka - Borivali, Mumbai Suburban District.
- iii. On perusal of the Supplemental Development Agreement referred below it appears that, in or about April 2022, the Developer approached the said Society, inter alia, proposing to



amalgamate the property of the said Society forming subject matter of the Development Agreement dated 21.01.2020, with the neighboring/ adjacent societies in the Dindoshi MHADA Layout for the purpose of development and several letters were addressed by the Developer to the Society in furtherance thereof.

- iv. It further appears that pursuant to detailed discussions held between the Developer and the said Society, the said Society by the letter dated 2.06.2022 conveyed to the Developer, that the said Society has agreed to grant unto the Developer permission to select the right mode or manner of development by amalgamation (whether of land or societies in the entire Dindoshi MHADA layout) or merger (whether of land or societies in the entire Dindoshi MHADA layout) or use of TDR or TDR FSI or relocation/ shuffling of any FSI/ RG or in any other combination of schemes as may be possible in order to exploit the development potential of the said Property for effectual development of the said Society along with the neighbouring/ adjacent societies in the Dindoshi MHADA layout.
- v. By an Offer Letter bearing No.CO/MB/REE/NOC/F-1419/J001/2022 dated 15.12.2022 issued by MHADA inter alia in favour of the said Society, MHADA approved the proposal of joint redevelopment of the property of the said Society i.e. existing chawl Nos.93 to 97 known as Dindoshi Shri Satyam Co-operative Housing Society Ltd. with the property of the adjoining society i.e. existing building nos.91 and 92 known as

Dindoshi Parishram Co-operative Housing Society Ltd. under Regulation 33(5) of the DCPR 2034 and relocation of layout RG I, II and III on the plot of chawl nos.7 to 16 known as Dindoshi Saidham Co-operative Housing Society Limited alongside layout RG 10.

- vi. Under the terms of the aforesaid Offer Letter, the plot area available for redevelopment as permitted by MHADA is:
- (a) area of the Society admeasuring 1790.28 sq. mtrs. or thereabouts (comprising of area admeasuring 1496.74 sq. mtrs. leased to the Society by MHADA under the Indenture of Lease dated 16.06.2011 and a tit-bit area of 293.54 sq. mtrs.),
 - (b) plot available after relocation of layout RG – I, II and III admeasuring 991.37 sq. mtrs. and
 - (c) area of the adjoining society i.e. Dindoshi Parishram Co-operative Housing Society Ltd. admeasuring 1201.89 sq. mtrs.

This Second Supplemental Title Report pertains to the aforesaid (i) area of the Society admeasuring 1790.28 sq. mtrs. or thereabouts (including tit-bit area of 293.54 sq. mtrs.) and (ii) plot available after relocation of layout RG – I, II and III admeasuring 991.37 sq. mtrs., aggregating to 2781.65 sq. mtrs. or thereabouts. A separate Title Report dated 25.05.2023 is issued in respect of the area of the adjoining society i.e.



Dindoshi Parishram Co-operative Housing Society Ltd.
admeasuring 1201.89 sq. mtrs.

- vii. Some of the relevant terms of the aforesaid Letter are as follows: (a) it is binding on both the subjected societies to get amalgamated before asking consent letter for Occupation Certificate and (b) the Society shall execute a Supplementary Lease Deed with the MHADA for the aforesaid tit-bit area of 293.54 sq. mtrs. and 991.37 sq. mtrs. plot available after relocation of layout RG – I, II and III before asking for consent letter for the occupation certificate.
- viii. Pursuant to the aforesaid, a Supplementary Development Agreement dated 12.06.2023 was executed between the Society i.e. Dindoshi Shri Satyam CHSL and the Developer, and registered with the office of the Sub-Registrar of Assurances under Serial No.BRL-6/12131/2023, wherein the Society confirmed and granted unto the Developer, permission to select the right mode or manner of development by amalgamation (whether of land or societies in the entire Dindoshi MHADA layout) or merger (whether of land or societies in the entire Dindoshi MHADA layout) or use of TDR or TDR FSI or relocation/ shuffling of any FSI/ RG or in any other combination of schemes as may be possible in order to exploit the development potential of the said Property for effectual development of the Society along with the neighbouring/ adjacent societies in the Dindoshi MHADA layout along with certain modifications in the commercial terms of the



said Development Agreement, upon the terms and conditions and in the manner therein contained.

3. We have been provided with a copy of Search Report dated 11.07.2023 issued by Bhavesh Mahske, Search Clerk, in respect of the searches relating to the said Property conducted at the office of the Sub-Registrar of Assurances at Bombay (Old Customs House), Bandra and Borivali 1 to 9 for the year 2021 to 2023 in furtherance and continuation to the first Search Report dated 11.02.2021 referred to in earlier Supplemental Title Report dated 03.03.2021.
4. Subject to what is stated in the Title Report dated 19.11.2019 and Supplemental Title Report dated 03.03.2021, and subject to relying upon the documents as mentioned above and subject to the execution of the Supplementary Lease Deed between the MHADA and the Society for the tit-bit area of 293.54 sq. mtrs. and 991.37 sq. mtrs. plot available after relocation of layout RG – I, II and III as detailed hereinabove, in our opinion the title of the said Society to the said Property appears to be clear, marketable and free from all encumbrances and you are entitled to redevelop the said Property as per the terms and in the manner provided in the Offer Letter dated 15.12.2022, Development Agreement dated 21.01.2020 read together with the Supplemental Development Agreement dated 12.06.2023 mentioned above.
5. **GENERAL:**
 - (a) For the purpose of this Report we have assumed:

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- (i) the legal capacity of all natural persons, genuineness of all Signatures, authenticity of all documents submitted to us as certified or photocopies.
 - (ii) that there have been no amendments or changes to the documents examined by us.
 - (iii) the accuracy and completeness of all the factual representations made in the documents.
 - (iv) all prior title documents have been adequately stamped and registered.
- (b) For the purposes of this Report we have relied upon information relating to lineage on the basis of revenue records and information provided to us by yourselves.
- (c) A certificate determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied despite any provisions in title documents to the contrary.
- (d) Even though this document is titled "Title Report" it is in fact an opinion based on the documents perused by us. The Title Report has been so given at the request of the client to whom it is addressed.
- (e) This Report is limited to the matters pertaining to Indian Law (as on the date of this Report) alone and we express no opinion on laws of any other jurisdiction.



- (f) We are not certifying the boundaries of the said Property nor are we qualified to express our opinion on physical identification at the said Property.
- (g) This Second Supplemental Title Report is addressed to M/s.JE AND VEE Infrastructure only. This Second Supplemental Title Report may not be furnished, quoted or relied on by any person or entity other than aforementioned M/s.JE AND VEE Infrastructure for any purpose without our prior written consent. This Second Supplemental Title Report shall always be read with the Title Report dated 19.11.2019 and Supplemental Title Report dated 03.03.2021 in respect of the said Property.

Dated this 3rd day of August, 2023

Yours truly,

Partner
ASD Associates
Advocates & Solicitors