



ASD Associates

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(Correspondence at Branch Office only)

Format – A
(Circular No:-28/2021)

TITLE REPORT

To,
**Maharashtra Real Estate
Authority (MahaRERA),**
Bandra West, Mumbai - 400051.

Sub: Title Report with respect to all that piece or parcel of land admeasuring 1201.89 sq. mtrs. or thereabouts bearing Survey No.25 corresponding to CTS Nos.109 (part) & 111 (part) situate at Dindoshi, Malad - East, Mumbai – 400 097 ("the said Property").

A. We have investigated the title of the said Property on the request and instructions of our clients M/s. JE & VEE Infrastructure having its office at A/203, Western Edge-II, Behind Metro mall, W.E. Highway, Borivali (E), Mumbai – 400066 and on perusal of the following documents.

1. **DESCRIPTION OF THE PROPERTY:**

All that piece or parcel of land admeasuring 1201.89 sq. mtrs. or thereabouts bearing Survey No.25 corresponding to C.T.S. No.109 (part) & 111 (part) being part of the Board's land at Dindoshi, Malad (East), Mumbai – 400097 together with the existing buildings/structures of cluster room chawls bearing Nos. 91 & 92 comprising of 24 total tenements standing thereon, lying, being and situate Dindoshi, Malad - East, Mumbai – 400 097 within the registration District of Mumbai Suburban and bounded as follows:

On or towards the East: 18.30 mt. Road,
On or towards the West: Western Express Highway Road,
On or towards the North: Chawl No.90 of MHADA Layout; and
On or towards the South: Chawl No.93 to 97 of MHADA layout.
(hereinafter referred to as "the said Property").

2. **DOCUMENTS OF ALLOTMENT OF PLOT PERUSED:**

For the purpose of this Report, our client M/s. JE & VEE Infrastructure have handed over to us photocopies of the following documents and we have perused the same and relied upon the contents therein being true and correct.

- (i) Application to concerned Department of MHADA dated 14.04.2022 read with Society's letter dated 22.08.2022 for execution of Deed of Lease (for the said Land) and Deed of Conveyance (for the said Structure/Building);
- (ii) Copy of the Redevelopment Agreement dated 16.11.2022 made between Dindoshi Parishram Co-operative Housing Society Limited therein referred to as the Society of the First Part, and

M/s. Je & Vee Infrastructure ("Je & Vee") therein referred to as the Developers of the Second Part, Mr. Ajay Rohidas Jadhav & Others therein referred to as the Confirming Parties/Members the Society of the Third Part, [registered under serial No.BRL-6/23179 of 2022];

- (iii) Mumbai Boards Offer letter No.CO/MB/REE/NOC/F-1419/300/2022 dated 15.12.2022 (where-under the scheme of Joint Development of the said Property along with the adjacent property of Dhindoshi Shri Satyam CHSL after amalgamation is approved by the competent authority);
- (iv) Mumbai Boards Consent Letter for Commencement Certificate for Work upto Plinth (i.e. for Zero FSI) bearing reference No.CO/MB/REE/NOC/F-1419/430/2023 dated 14.02.2023;
- (v) Amended Plan issued by Building Permission Cell, Greater Mumbai/MHADA bearing reference No.MH/EE/BP Cell/GM/MHADA-60/ 553/ 2023 dated 19.04.2023 in furtherance of (i) Intimation of Approval (IOA) bearing reference No.MH/EE/BPCell/GM/MHADA-60/553/2020 dated 6.11.2020 and (ii) Zero FSI Plinth CC bearing reference No.MH/EE/BPCell/GM/MHADA-60/553/2020 dated 09.02.2022;
- (vi) Copy of the Public Notices dated 10.05.2023;
- (vii) Copy of Search Report by the Search Clerk, Bhavesh D. Mhaske dated 13.03.2023
- (viii) Photocopy of Property Register Card in respect of the said Property.

3. PROPERTY REGISTER CARD:

The Property Register Cards in respect of the said Property i.e. C.T.S. No.109 (part) & 111 (part) are not updated and reflects their tenure as Agricultural (Sheti).

4. SEARCHES and PUBLIC NOTICE :

We have been provided with a copy of Search Clerk, Bhavesh D. Mhaske and has submitted his Search Report dated 13.03.2023 for searches caused for the period From 1994 to 2023 (30 Years) in the office of the Sub-Registrar of Assurances at Mumbai, Bandra & Borivali 1 to 9.

B. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, we are of the opinion that, subject to what is stated hereinabove and relying upon the list of documents perused as aforementioned, MHADA is the Owner of the said Property and title of Dindoshi Parishram Co-operative Housing Society Limited (in possession) to said Property appears to be clear and free from all encumbrances subject to execution of Deed of Lease (for the said Land) and Deed of Conveyance (for the said Structure/Building) by MHADA and pursuant to the approvals detailed hereinabove from MHADA you are

entitled to redevelop the said Property as per the terms of the Development Agreement dated 16.11.2022 [registered under serial No.BRL-6/23179 of 2022].

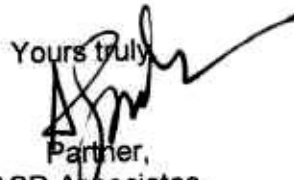
Owners of the said Property: Maharashtra Housing & Area Development Authority (MHADA).

In Possession of the said Property: Dindoshi Parishram Co-operative Housing Society Limited

C. The Report reflecting the flow of title of the said is enclosed herewith as "Annexure "A".

Dated this 7th day of October, 2023.

Yours truly


Partner,
ASD Associates,
Advocates & Solicitors

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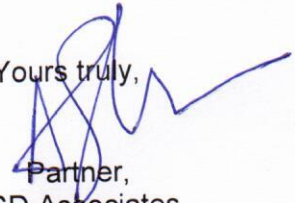
FLOW OF THE TITLE OF THE SAID PROPERTY

1. The Property Register Cards in respect of the said Property i.e. C.T.S. No.109 (part) & 111 (part) are not updated and reflects their tenure as Agricultural (Sheti).
2. Search Report for the period From 1994 to 2023 (30 Years) in the office of the Sub-Registrar of Assurances at Mumbai, Bandra & Borivali 1 to 9.
3. Any other relevant title : Not Applicable.
4. Litigations if any: Not applicable.

NOTE: This Title Report is issued only for the compliance of Maha-RERA. Detailed Title Report dated 25.05.2023 in respect of the said Property is issued to M/s. JE & VEE Infrastructure.

Dated this 7th day of October, 2023.

Yours truly,


Partner,
ASD Associates,
Advocates & Solicitors