

CHARUSHILA J. RAORANE., B.COM.



Advocate, High Court, Mumbai

H/505, Fifth Floor, Ekta Bhoomi Garden, Dattapada Road, Opp. TATA Steel, Borivali (East), Mumbai - 400 066

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TITLE REPORT

To,
Maharashtra Real Estate
Authority (MAHARERA),
Bandra West, Mumbai - 400051

Sub: All that piece and parcel of land or ground, premises with the building standing thereon, and known as "Rameshwar Darshan Co-Operative Housing Society Limited" lying, being and situate at Sub-Plot 28 of Old Final Plot No.324, New Final Plot No. 275 (pt.) of Town Planning Scheme No. III of 39 of Village Borivali, Kastur Park, Shimpoli Road, Borivali (West), Mumbai 400092, Mumbai Suburban District, ("hereinafter referred to as the said Property for the sake of brevity").

A. We have investigated the title of the said Property on the request and instructions of our clients M/S. H RISHABRAJ REALTY, having its office at 103, Jai Tirth Building, Daulat Nagar, Road No. 10, Borivali - East, Mumbai - 400 066, on perusal of the following documents.

1. DESCRIPTION OF THE PROPERTY:

ALL THAT piece and parcel of land or ground admeasuring 634.37 Sq. Mtrs. or thereabouts and premises with the building standing thereon and known as "Rameshwar Darshan", lying, being and situate at Sub-Plot 28 of Old Final Plot No.324, New Final Plot No. 275(pt) of Town Planning Scheme No. III of 39 of Village Borivali, Kastur Park, Shimpoli Road, Borivali (West), Mumbai 92, in the registration Sub- District and District of Mumbai City and Mumbai Suburban and bounded as follows On or towards the North: by Sub-Plot No.25 of final Plot No.324 of the said scheme, On or towards the South: by 60ft. Road of the said scheme, On or towards the East: by Sub-Plot No.29 of final Plot No.324 of the said scheme, On or towards the West: by Sub-Plot No.27 of final Plot No.324 of the said Scheme: -





2. DOCUMENTS OF ALLOTMENT OF PLOT PERUSED:

For the purpose of this Report, our client M/s. H Rishabraj Realty have handed over to us the following documents (in original or photocopies as has been stated below) and we have perused the same and relied upon the contents therein being true and correct.

Copy of REGISTERED AGREEMENT FOR RE-DEVELOPMENT executed by and between the RAMESHWAR DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD., (the "Society") and M/s. H RISHABRAJ REALTY (the "Developer") and SHANMUGAM ANDIAPPAN CHETTIAR & OTHERS (the "Members"), which is duly registered before the Sub-Registrar of Assurance, Borivali No. 09, bearing document No. BRL09-5463-2021, dated 18th May, 2021, comprehending the following annexure documents, which were the piece and parcel of the said Agreement for Re-development, which are as illustrated below :-

- A. Annexure- A - The City Survey Plan of the said Property.
- B. Annexure- B - TPS Remarks.
- C. Annexure- C - Society Registration Certificate.
- D. Annexure- D - A detailed list of the Existing Members & Shops (as defined herein) and their respective Existing Flats and Shops, Carpet Area along with Share Certificate details allotted to them.
- E. Annexure- E - Resolution passed by the Society dated 30.03.2014 for Redevelopment of Society.
- F. Annexure- F - Resolution passed by the Society dated 25.09.2015 appointing the PMC.
- G. Annexure- G - Resolution passed by the Society in its SGM dated 25.09.2016 along with 79/A Appointment Letter dated 18/10/2016.



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- H. Annexure- H - Agreed Offer dated 15/11/2015 and 10/10/2018;
- I. Annexure- I - Resolution dated 18/12/2020 passed in the Special General Body Meeting for the Hon. Chairman, the Hon. Secretary and the Hon. Treasurer of the Society are authorized to sign and execute and to affix the common seal of the Society, the Development Agreement, Power of Attorney and get the same registered with the Registrar of Assurances under the Indian Registration Act, 1908 and have also been authorized to execute all such documents, deeds and assurances as may be required in pursuance of this Re-Development Agreement.
- J. Annexure- J - Assessment No. RC0607470080000 of R/N Ward dated 18/05/2018 by Municipal Corporation of Greater Mumbai in the year 1973;
- K. Annexure- K - Development Plan Remarks vide No. R/C/2020/111287515 dated 30/10/2020 indicates that the said Property is falling under 'R' Zone;
- L. Annexure- L - Old Occupation Certificate for the said existing building is obtained from the Municipal Corporation of Greater Mumbai vide No. CE/3892/BSII/AR.
- M. Annexure- M - Property Card and 7/12 & 6/12 of the said Property.
- N. Annexure- N - The Consents of the existing members of the Society.
- O. Annexure- O - List of Amenities.
- P. Letter dated 20/04/2021 a lien flats as security for the proposed redevelopment of the said Society.
- Q. Index No. II of Deemed Conveyance
- R. **Second Schedule** – A list of proposed carpet area of the flats and Shops agreed to be allotted to members in the New Multi-storey Residential cum Commercial Building after redevelopment of the said Property.
- S. **Third Schedule** – A Temporary Alternate Accommodation the Developers agrees and undertakes to pay to each of the Existing Flat Member and Commercial Shops a Compensation on their existing Carpet Area.
- T. **Fourth Schedule** – A hardship allowance receivable by each of the Existing



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Members and Shops.

- U. **Fifth Schedule** – A Rent Brokerage received by each of the Existing Members and Shops.
- V. The Pan Card and Aadhar Card of all Members and Society.
- W. Index No. II of the said Agreement for Re-development.

Copy of the REGISTERED POWER OF ATTORNEY in favour of M/s. H Rishabraj Realty, which is duly registered before the Sub-Registrar of Assurances, Borivali No. 09, bearing document no. BRL-09-5464-2021, dated 22nd April, 2021.

- 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, the title of Rameshwar Darshan Co-operative Housing Society Limited to the said Property as the owner thereof appears to be clear, marketable and free from all encumbrances and M/s. H Rishabraj Realty are entitled to redevelop the said Property as per the terms of the said Development Agreement.

Dated this 03rd day of August, 2021



Yours faithfully,

CHARUSHILA J. RAORANE
Advocate, High Court

Place: Mumbai