

CHARUSHILA J. RAORANE., B.COM, LL.B.



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 admeasuring 729 square yards or 609.5 Square Meters or thereabouts bearing Survey No. 287 Hissa No 1 pt., C.T.S No. 519/3 and of Village Malad, situated at 71, Sushila Niwas, Rani Sati Marg, Opp. Dhanji Wadi, Malad (East), Mumbai - 400097, the said Property was subsequently was given the following C.T.S Nos. 581/A/3/B/34/A, admeasuring 459.80 Sq. Mtrs. and C.T.S. Nos. 581/A/3/B/34/B, admeasuring 149.70 Sq. Mtrs. of Village Malad, Malad (East), Mumbai within the Registration District and Sub-District of 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. Rishabraj Estate Developers Pvt. Ltd., 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 admeasuring 729 square yards or 609.5 Square Meters or thereabouts bearing Survey No. 287 Hissa No 1 pt., C.T.S No. 519/3 and of Village Malad, situated at 71, Sushila Niwas, Rani Sati Marg, Opp. Dhanji Wadi, Malad (East), Mumbai - 400097, the said Property was subsequently was given the following C.T.S Nos. 581/A/3/B/34/A, admeasuring 459.80 Sq. Mtrs. and C.T.S. Nos. 581/A/3/B/34/B, admeasuring 149.70 Sq. Mtrs. of Village Malad, Malad (East), Mumbai within the Registration District and Sub-District of Mumbai Suburban District and bounded as follows: On or towards the North: by Road known as Rani Sati Marg, Malad, On or towards the South: by Land bearing C.T.S Nos. 519 of



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Malad, On or towards the East: by A Plot bearing Survey No. 287 (C.T.S No. 519pt) of Malad, On or towards the West: by Land Bearing C.T.S Nos. 520 and 527 of Malad;

2. DOCUMENTS OF ALLOTMENT OF PLOT PURSUED:

For the purpose of this Report, our client M/s. Rishabraj Estate Developers Pvt. Ltd. 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 **MRS. BHARATI AMOD TULASKAR & ORS.**, (the "Owners") and M/s. RISHABRAJ ESTATE DEVELOPERS PVT. LTD. (the "Developer"), which is duly registered before the Sub-Registrar of Assurance, Borivali No. 09, bearing document No. BRL09-8078-2021, dated 07th July, 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- I – The City Survey Plan of the said Property.
- B. Annexure- II – Property Card.
- C. Annexure- III – List of Amenities.
- D. Development Plan Remarks vide No. P/N/2021/111318267 & P/N/2021/111318264, dated 15/04/2021 indicates that the said Property is falling under 'R' Zone.
- E. Copy of Resolution passed in the meeting of Board of Directors of M/s. Rishabraj Estate Developers Pvt. Ltd., dated 05/05/2021 for Redevelopment of Society.
- F. **First Schedule** – Schedule of Property.



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- G. **Second Schedule** – Details of Area & Flat/Shop Nos. allotted to the Existing Owners.
- H. **Third Schedule** – Details of monthly Compensation provided to the Owners.
- I. **Fourth Schedule** – Details of Hardship Compensation provided to the Owners.
- J. **Fifth Schedule** – A Rent Brokerage received by each of the Owners.
- K. The Pan Card and Aadhar Card of all Owners & Developers.
- L. Index No. II of the said Agreement for Re-development.

Copy of the REGISTERED POWER OF ATTORNEY in favour of M/s. Rishabraj Estate Developers Pvt. Ltd., which is duly registered before the Sub-Registrar of Assurances, Borivali No. 09, bearing document No. BRL-09-8079-2021, dated 07th July, 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 Owners to the said Property appears to be clear, marketable and free from all encumbrances and M/s. Rishabraj Estate Developers Pvt. Ltd. are entitled to redevelop the said Property as per the terms of the said Agreement for Re-development.

Dated this 04th day of August, 2021

Yours faithfully,



CHARUSHILA J. RAORANE
Advocate, High Court

Place: Mumbai