



TITLE REPORT

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

Sub: ALL THAT piece and parcel of land or ground together with the building known as Borivali Suraj Co-operative Housing Society Ltd., standing thereon, bearing final plot no. 275 of Town Planning Scheme of Borivali containing by admeasurement 760.50 sq.mtrs as per Conveyance Deed of thereabouts, situated lying and being at Plot No. 22 F.P. No. 275 (Pt) (Old F.P. No. 324 (pt) of TPS- III, Borivali (West), Mumbai - 400 092 in the Registration of Sub-District and Borivali 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 Chs Ltd., 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 together with the building known as Borivali Suraj Co-operative Housing Society Ltd., standing thereon, bearing final plot no. 275 of Town Planning Scheme of Borivali containing by admeasurement 760.50 sq.mtrs as per Conveyance Deed of thereabouts, situated lying and being at Plot No. 22 F.P. No. 275 (Pt) (Old F.P. No. 324 (pt) of TPS- III, Borivali (West), Mumbai - 400 092 in the Registration of Sub-District and Borivali Suburban District and bounded as follows on or towards the North by : - 30 Feet Road of the said Scheme On or towards the South By : - 60 Ft Road of the said Scheme On or towards the East by Sub Plot No. 23 of Final Plot No. 324 of the said Scheme, On or towards the west by : 30 ft road 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 BORIVALI SURAJ CO-OPERATIVE HOUSING SOCIETY LTD., and between the 24 Members of Borivali Suraj Co-operative Housing Society Ltd., and M/s. H. Rishabraj Realty which is duly registered before the Sub-Registrar of Assurances, Borivali No. 5, bearing document no. BRL5-333-2021, dated 08th January, 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.Existing Area Details of the Executing Members of Borivali Suraj Chs Ltd.,
- B.BMC ASSESSMENT BILL
- C.NO DUES CERTIFICATE FROM THE MCGM with regards to Property Tax, upto 31st March, 2020.
- D.Property Tax Bill
- E.Town Planning Scheme Remarks dated 30th June, 2015 issued from the desk of MCGM
- F.Redistribution & Valuation Statement of Town Planning Scheme Borivali No. III (Final).
- G.Town Planning Scheme Plan
- H.Property Cards of FP/275
- I.Share Certificates of Bonafide Member of



- Borivali Suraj Chs Ltd.,
- J.Index No.2 of the said Agreement for Re-development
- K.Revocation letter dated 16th September, 2020 issued from the desk of M/s. Triveni Developers.
- L.Certified copy of the Resolution passed at the Special General Body Meeting of the Society, which was held on 2nd September, 2020.
- M.Annexure - F - Extract of Additional Area Details
- N.Annexure - G - List of Members Compensation
- O.Proposed Floor Plans
- P.Extract of List of Amenities
- Q.Managing Committee Resolution of Borivali Suraj Chs Ltd.,
- R.Resolutions of the General Body Meeting of the Borivali Suraj Chs Ltd., thereby terminating M/s. Triveni Developers.
- S.Power of Attorney of Mr. Jayprakash R. Thakur, in favour of Smt. Manasi V. Dhumatkar.
- T.Power of Attorney of Mr. Puthukudi M. Sreekumaran, in favour of Mr Chirag Shah.
- U.Power of Attorney of Mr. Guruprasad R. Wagle & Mrs. Pushpa G. Wagle, in favour of Susheela G. Wagle.



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 Borivali Suraj Co-opertiative 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. Rishabraaj Realty are entitled to redevelop the said Property as per the terms of the said Development Agreement.

Dated this 06th day of May, 2021

Yours truly,

P.S. Ghildiyal,
Advocate, High Court