

Varun N. Mamniya

Advocate & Solicitor

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FORMAT - A
(Circular No.: 28/2021)

To,
Hon'ble MahaRERA
Housefin Bhavan, E - Block
Bandra Kurla Complex
Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land situated at situated, lying and being at Survey No. 93 & 97, bearing CTS No. 7 (Part) of Village Borla Kharvi, admeasuring, 19,152.53 sq. mtrs (18410.155 sq. mtrs being Slum and 792.375 as Non-Slum), situated at V.T. Patil Marg, Govandi, Mumbai 400 037 in Registration District and Sub- District of Mumbai Suburban. ("**said Plot**").

A. I have investigated the title of the said Plot on the request of M/s. Centrio Lifespaces Limited (the Joint Developer) and following documents i.e.:

1. Description of the property:

All those pieces of parcels of land situated, lying and being at Survey No. 93 & 97, bearing CTS No. 7 (Part) of Village Borla Kharvi, admeasuring, 19,152.53 sq. mtrs (18410.155 sq. mtrs being Slum and 792.375 as Non-Slum), situated at V.T. Patil Marg, Govandi, Mumbai 400 037 in Registration District and Sub- District of Mumbai Suburban.

2. The documents of allotment of plot:

- (i) Special General Body Resolutions both dtd. 11th June 2012 of Panchsheel (Govandi) SRA Co-operative Housing Society Limited and Ekta SRA Co-operative Housing Society Ltd ("**said Societies**");
- (ii) Letter of Intent No. SRA/ENG/970/ME/ML dtd 28th January 2006 read with Revised Letter of Intent dtd 21st April 2009 read with Revised Letter of Intent dtd 13th September 2013 and Revised Letter of Intent dtd 9th November 2017;
- (iii) Joint Development Agreement dtd. 18th November 2013 (for granting Development rights to the Developer and Joint Developer);

- (iv) IOA No. SRA/ENG/2747/ME/ML/AP dtd 5th January 2012 read with Revised IOA dtd 13th December 2018;
 - (v) Commencement Certificate No. SRA/ENG/2747/ME/ML/AP dtd 5th December 2013 read with Revised Commencement Certificate dtd 27th December 2018; and
 - (vi) First Supplemental Agreement to Joint Development Agreement dtd 5th December 2019.
3. ~~7/12 extract of~~ Property Card issued by Municipal Corporation of Greater Mumbai on 20th April 2010.
4. Search report for 30 years from Shri Ramakant Jaiswal dated 15th March 2022 from 1993 till 2022.
- B. The slum dwellers of the said Plot have formed 2 (two) co-operative societies namely, M/s. Panchsheel (Govandi) SRA Co-operative Housing Society Limited and M/s. Ekta SRA Co-operative Housing Society Ltd i.e. the said Societies. By respective General Body Resolutions dtd. 11th June 2012, the said Societies appointed Lakadawala Developers Pvt. Ltd. as developers in respect of the said Plot. MCGM accordingly sanctioned the scheme for re-development of the said Plot. Thereafter, the Slum Rehabilitation Authority issued Letter of Intent No. SRA/ENG/970/ME/ML (as revised from time to time), thereby approving the proposal for re-development.
- C. Pursuant thereto, the said Societies, M/s. Lakadawala Developers Pvt. Ltd. and M/s. Satra Realty and Builders Ltd. executed a registered Joint Development Agreement dated 18th November 2013 for granting development rights to M/s. Lakadawala Developers Pvt Ltd (as the Developer) and M/s. Satra Realty and Builders Ltd (as the Joint Developer). Thereafter, the said Societies, M/s. Lakadawala Developers Pvt Ltd and M/s. Centrio Lifespaces Limited (formerly known as Satra Realty and Builders Ltd) i.e. the said Joint Developer executed a registered First Supplemental Agreement dated 5th December 2019, being a supplementary agreement to the Joint Development Agreement dated 18th November 2013, setting out in detail the terms and conditions based on which the said Developer and the said Joint Developer are permitted to carry out the joint re-development of the said Plot.
- D. Upon perusal of the aforesaid search report, there appears to be no existing mortgage/loan on the said Plot. Therefore, upon perusal of the abovementioned

documents and all other relevant documents relating to title of the said Property, I am of the opinion that the title of Municipal Corporation of Greater Mumbai as the owner of the said Plot, the said M/s. Lakadawala Developers Pvt. Ltd. as the Developer as well as M/s. Centrio Lifespaces Limited as the Joint Developer of the said Plot is clear, marketable and without any encumbrances. ~~(If any encumbrances please mention in separate sheet).~~

Owners of the land:

- (1) Municipal Corporation of Greater Mumbai – CTS. No. 7 (Part)
- (2) _____ CTS/C.S. No.
- (3) _____ CTS/C.S. No.
- (4) Qualifying comments/ remarks if any - None.

The report reflecting the flow of the title of Municipal Corporation of Greater Mumbai as the owner of the said Plot and M/s. Lakadawala Developers Pvt. Ltd. as the Developer as well as the M/s. Centrio Lifespaces Limited i.e. the Joint Developer of the said Plot is enclosed herewith as annexure.

Encl: Annexure

Date: 22nd March 2022

Varun Mamniya
Advocate & Solicitor

VARUN N. MAMNIYA
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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) ~~7/12 extract~~ / P.R. Card as on date of application for registration
Date of Application: 20th April 2010 Ref: 1733
Date of issue: 21st April 2010
- 2) Mutation Entry No. 3259/1979
- 3) Search report for 30 years from Shri Ramakant Jaiswal dated 15th March 2022 taken from Sub-Registrar's office at Mumbai and Mumbai No. 1 to 5 from 1993 till 2022.
- 4) Any other relevant title - NIL.
- 5) Litigations if any - NIL.

Date: 22nd March 2022

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