



Sandeep Kumar Singh

M. Sc., LL. B.

Mob. : 9167598501
8600844972

ADVOCATE HIGH COURT

Office : Opp. Bandra Court, Suruchi Corner, Anant Kanekar Marg, Bandra (E), Mumbai - 400 051.

To,
Maharashtra Real Estate Regulatory Authority
4th Floor, Housefin Bhavan,
Near RBI, E Block,
Bandra Kurla Complex
Bandra (East) Mumbai,
Maharashtra 400051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece and parcel of land admeasuring 874 sq.mtrs or thereabouts bearing Sub-Divided Plot No. 8, Survey No. 76, CTS No. 714/4, Village Mulund (East), Mumbai – 400 081, Taluka Kurla, District and Sub-district of Mumbai city and Mumbai suburban within the limit of “T” ward of Municipal Corporation of Greater Mumbai Situated at Navghar Road, Mulund (East) , Mumbai -400 081
“said Property”

I/We have investigated the title of the said Property on request of **M/s. Aadarsh Developers (“Developers/Promoter”)** a Partnership Firm (**Firm**) having its office address at 601/602 Yashwant Co-operative Hsg. Soc. behind P. N. Gadgil Jewellers, Ram Maruti Road, Thane (west) - 400 602 on the basis of following;

1. **Description of the Property:** - all that piece and parcel of land admeasuring 874 sq.mtrs or thereabouts bearing Sub-Divided Plot No. 8, Survey No. 76, CTS No. 714/4, Village Mulund (East) Mumbai – 400 081, in the Registration District and Sub-district of Mumbai City and Mumbai suburban
“Property”.



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2. The documents for redevelopment of the said Property as mentioned in the report reflecting the flow of the title of said on the said Property is enclosed herewith as **Annexure –A**
3. Copy of the Property Card downloaded on 16th May, 2023 from the official website
<https://digitalsatbahra.mahabhumi.gov.in/DSLRL/VerifyPropertyCard>.
4. Search Report for the last 30 (Thirty) years from 1984 to 2023.
5. **Property Register Card/Owners of the said Property: -**
Vishal Co-operative Housing Society Limited (as per Property Card) is the Owner of the said Property, and/or otherwise well and sufficiently entitled to the right, title and interest in respect of said Property ("**Society**").
6. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property, I/we am/are of the opinion that the title of said Property is/are clear, marketable and without any encumbrance and the Developers/Promoters are entitled to development rights in respect to the said Property and also have clear and marketable rights, free from all encumbrances and are further entitled to create mortgage and charge inter-alia in respect of the said Property including FSI/TDR to be utilized thereupon, subject to compliance with terms and conditions of all approvals and permissions issued by SRA/MCGM/MHADA from time to time and revalidation of the requisite approvals and permissions from time to time.



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7. No litigations on the title of the said Property.

Place: Mumbai

Date: 14th day of December 2023

Sandeep Kumar Singh

Advocate

SANDEEP KUMAR SINGH

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Encl :- As above



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Annexure –A

Report reflecting the flow of title of all that piece and parcel of land admeasuring 874 sq.mtrs or thereabouts bearing Sub-Divided Plot No. 8, Survey No. 76, CTS No. 714/4, Village Mulund (East), Mumbai – 400 081, Taluka Kurla, District and Sub-district of Mumbai city and Mumbai suburban within the limit of “T” ward of Municipal Corporation of Greater Mumbai Situated at Navghar Road, Mulund (East), Mumbai -400 081 “said Property”

On perusal of the documents furnished to us, I/we observe as under: -

A) Details of the said Property:

All that piece and parcel of land admeasuring 874 sq.mtrs or thereabouts bearing Sub-Divided Plot No. 8, Survey No. 76, CTS No. 714/4, Village Mulund (East), Mumbai – 400 081, Taluka Kurla, District and Sub-district of Mumbai city and Mumbai suburban within the limit of “T” ward of Municipal Corporation of Greater Mumbai Situated at Navghar Road, Mulund (East), Mumbai -400 081

By virtue of Conveyance Deed 5th March 2018 bearing registration number PBBJ-1130-1988 and the Vishal Co-operative Housing society Ltd have become the owners of the said property.

B) In view of the above, the Society is the Owner of and/or otherwise well and sufficiently entitled to said Property.



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- C) The said Society is registered under the Maharashtra Co-operative Societies Act, 1960 having Registration Certificate No. BOM/WT/HSG/TC/2217 dated 09th February 1987.
- D) The said Property comprises of a building consisting of Ground and 4 (four) upper floors ("**Building**") having 25 (Twenty Five) Tenements/Members and/or his/her/their legal heirs ("**Members**") of the said Society.
- E) The Society in its Special General Meeting held on 22nd December 2022 [which was attended by 22 Members out of total 24 Member] unanimously approved the terms of the draft Development Agreement and authorized ShriBhalchandraShinde (Hon. Chairman), ShriPravinIndrajitDalal (Hon. Secretary), and ShriSudeshkumarSukuda (Hon. Treasurer), to do all such acts, deeds, matters and things a may require including execution and registration of Development Agreement, and/or other incidental documents.
- F) The Society and the Members accepted the said Offer of the Aadarsh Developer and selected the Developer to redevelop the said Property. Accordingly, in a Special General Meeting ("**SGM**") of the Society held on 22nd May 2022, in the presence of an authorized representative of the Registrar of Co-operative Societies, unanimously passed a resolution for appointment of the Developer with respect to redevelopment of the said Property.
- G) The said Society has obtained a No Objection Certificate ("**NOC**") dated 26/05/2022 from the office of Deputy Registrar, Co-operative Societies, "T" Division, KonkanBhavan, Mumbai 400 694, for carrying out the redevelopment of the said Property by the said Developer/Promoter.





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- H) By and under Development Agreement dated 23rd March 2016 (“**Development Agreement/DA**”) executed between the Vishal Co operative Housing Society Ltd (“**Society**”) and M/s. Aadarsh Developers i.e. the Developers/Promoter herein (therein referred to as said “the Developers”), registered with the concerned Sub-Registrar of Assurances under No. KRL-4-7837/2022, the Society has interalia granted and conferred upon the Developer, the development rights in respect of the said Property for consideration and on the terms and conditions contained therein.
- I) The Developer/Promoter for the purpose of carrying out the redevelopment of the said property has obtained Letter of Intent on 10th November 2023 bearing No. T/PVT/0136/20230724/LOI (“**LOI**”) from the Slum Rehabilitation Authority (“**SRA**”) for the implementation of redevelopment of the said Property under the aegis of Regulation 33(11) and 33(12) (B), or any other approved Scheme under the DCPR 2034, on terms and conditions contained therein.
- J) The Developer/Promoter for the purpose of carrying out the redevelopment of the said property has obtained for Intimation of Approval (“**IOA**”) dated 12th December, 2023 in respect of the Sale Building (“**Sale Building**”) to be constructed on the said Property on the terms and conditions contained therein.
- K) The Developer/Promoter has obtained for Plinth Commencement Certificate (“**CC**”) dated 13th December, 2023 in respect of the Sale Building (“**Sale Building**”) to be constructed on the said Property.



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L) As per the D.P. Remarks the Property under reference is situated in the Residential (R) Zone and the said Property vacant.

M) The Developer/Promoter is in the process of registration of the Sale Building to be known as “**RUPAREL CELESTIA**” (“**the Real Estate Project / Building**”) proposed to be constructed on the said Property with the Real Estate Regulatory Authority (“**Authority**”), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016, (“**RERA**”) read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 (“**RERA Rules**”) and the Regulations.

N) On perusal of the above documents, letters, approvals, searches, and permissions issued by SRA/MCGM/MHADA and subject to what is stated above, in my/our opinion M/s. Aadarsh Developers are entitled to the development rights in respect to the said Property and also have clear and marketable rights free from all encumbrances and are further entitled to create mortgage and charge inter-alia in respect of the said Property including the FSI /TDR to be utilised thereupon, subject to compliance with the terms and conditions of all approvals and permissions issued by SRA/MCGM/MHADA from time to time and revalidation of the requisite approvals and permissions from time to time.

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Advocate

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