

Poonam R. Tiwari
B.Com. L.L.B.
Advocate High Court

By Regd A.D. Post / Speed Post
Hand Delivery

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Format A
(Circular No. 28/2021)

Date: 25/12/2023

To,
Maha RERA
6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex, Bandra (East),
Mumbai: - 400051.

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to plot no. 77, 78 & 103 within the layout of the Kanjur Co-operative Housing Society Limited, bearing Survey No. 6 Hissa No. 1 and Survey No. 6 Hissa No. 3/3 corresponding to C.T.S. No. 826, 939, 940, 940/1, 940/2, 940/3 & 941 in total admeasuring about 4996.9 Sq. meters (FIRST PROPERTY), Survey No. 6 Hissa no.4 corresponding to C.T.S. No. 934 B admeasuring about 221.4 Sq. Meters, (SECOND PROPERTY), Survey No. 271/1/1/1 corresponding to C.T.S. No. 956/A admeasuring about 193.40 Sq. Meters (THIRD PROPERTY) and C.T.S. No.1349 admeasuring about 47.70 Sq. Meters (FOURTH PROPERTY), collectively known as "Shree Ganesh Niwas SRA Co-operative Housing Society Limited, lying and being at Village:- Kanjur, Taluka:- Kurla, and situate at Babi Dhuri Road, Ashok Nagar, Bhandup (East), Mumbai:- 400042, and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban hereinafter referred to as "*the said plot's*"

I have investigated title to the said plot's on the request of my Client's Messrs. Satre Constructions LLP and on the basis of following information:-

1) Description of the property: -

All that piece or parcel of land being part of plot no. 77, 78 & 103 within the layout of the Society, bearing Survey No. 6 Hissa No. 1 and Survey No. 6 Hissa No. 3/3 corresponding to C.T.S. No. 826, 939, 940, 940/1, 940/2,



940/3 and 941 of Village:- Kanjur, Taluka:- Kurla, District :- Mumbai City & Suburban, admeasuring about 4996.9 Square Meters (FIRST PROPERTY) Survey No. 6 Hissa no.4 corresponding to City survey no. 934/B admeasuring about 221.4 Sq. Meters, (SECOND PROPERTY), Survey No. 271/1/1/1 corresponding to C.T.S. No. 956/A admeasuring about 193.40 Sq. Meters (THIRD PROPERTY) and C.T.S. No.1349 admeasuring about 47.70 Sq. Meters (FOURTH PROPERTY) collectively lying and being at Village:- Kanjur at Babi Dhuri Road, Ashok Nagar, Bhandup (East), Mumbai:- 400042 and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

- 2) The documents of allotment of plot,

More particularly described in Annexure "A"

- 3) Property Register Card in respect of CTS no. 826, 939, 940, 940/1, 940/2, 940/3 and 941, issued by City Survey Officer, Mulund Mumbai, vide Mutation Entry No. 1112 dated 26th February 2019.
- 4) 7/12 Extract in respect of Survey No.6 Hissa No.4 issued by Talathi Kanjur & Circle office Ghatkopar, Mumbai vide Mutation Entry No. 1220, dated 07th December 2021.
- 5) Property Register Card in respect of CTS No. 934/B issued by City Survey Officer, Mulund Mumbai, vide Mutation Entry No.1297 dated 9th December 2022.
- 6) 7/12 Extract in respect of Survey No.271/1/1/1 issued by Talathi, Kanjur & Circle office Ghatkopar, Mumbai vide Mutation Entry No. 1276, dated 05th December 2023.
- 7) Search report dated 19/12/2023 for period of 48 years from year 1975 till 2023.



On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that my Client's M/s. Satre Constructions LLP are the Lawful and bonafide Owners of the said Plot's (except CTS No. 1349), through registered Deed of Conveyances obtained from their predecessors in title. Similarly, save & except CTS No. 1349, my client are also shown as Owner/Holder in the Revenue records on Property Register Cards maintained by the City Survey Office, Mulund, Mumbai. Part portion of the Land bearing C.T.S. No. 1349 admeasuring 47.70 Sq. Meters adjoining to property, owned and occupied by Bombay Municipal Corporation is partly encroached. Hence My Clients with intent to accommodate all slum dwellers and for better planning of Slum redevelopment scheme, have obtained development rights in respect of CTS No. 1349 admeasuring about 47.70 Sq. Meters, by paying premium of Rs. 8,40,500/- as per directives from Government of Maharashtra under notification No. TPB/4308/897/CR-145/08/UD-II of 16/04/2008 & as per payment schedule mentioned in circular No. 114 dated 19/07/2010. Therefore, the title of **M/s Satre Constructions LLP, in respect of said Plot/s as mentioned herein above**, is absolutely clear, marketable and without any encumbrances as on date.

Owners of the land:-

Sr. No.	Village	City Survey Number	Area (SQ. MTR)	Name of Owner/s in Property Register Card
1	Kanjur	826	4093.4	M/s Satre Constructions LLP.
2	Kanjur	939	413.2	M/s Satre Constructions LLP.



3	Kanjur	940	15.00	M/s Satre Constructions LLP.
4	Kanjur	940/1	15.00	M/s Satre Constructions LLP.
5	Kanjur	940/2	13.7	M/s Satre Constructions LLP.
6	Kanjur	940/3	13.7	M/s Satre Constructions LLP.
7	Kanjur	941	432.9	M/s Satre Constructions LLP.
8	Kanjur	934 B	221.4	M/s Satre Constructions LLP.
9	Kanjur	956/A	193.40	M/s. Satre Construction LLP.
10	Kanjur	1349	47.7	Bombay Municipal Corporation

The report reflecting the flow of the title of **Messrs. Satre Constructions LLP** on the said Plot's is enclosed herewith as annexure "A".

Enclosure: - Annexure "A"

Poonam

Date:- 25/12/2023



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ANNEXURE "A"

FLOW OF THE TITLE OF THE SAID PLOT'S

I have investigated my Client's title to all that piece or parcel of land admeasuring 4996.9 Square meters, being part of plot no. 77, 78 & 103 within the layout of the Society, bearing Survey No. 6 Hissa No. 1 and Survey No. 6 Hissa No. 3/3 corresponding to C.T.S. No. 826, 939, 940, 940/1, 940/2, 940/3 and 941 of Village:- Kanjur, Taluka:- Kurla, District:- Mumbai City & Suburban, admeasuring about 4996.9 Square Meters, Survey No. 6 Hissa no.4 corresponding to City survey no. 934 B admeasuring about 221.4 Sq. Meters, Survey No. 271/1/1/1 corresponding to C.T.S. No. 956/A admeasuring about 193.40 Sq. Meters (THIRD PROPERTY) and C.T.S. No.1349 admeasuring about 47.70 Sq. Meters (FOURTH PROPERTY), collectively lying and being at Village:- Kanjur at Babi Dhuri Road, Ashok Nagar, Bhandup (East), Mumbai :- 400042 and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, *"the said Plot's shall be herein after, collectively for the sake of brevity, be referred to as, "said Plots" and more particularly described in the Schedule hereunder written.*



My client has produced before me, the copy of Search Reports prepared by Search Clerk Mr. Manoj Kunde, dated 18/12/2023 (for period of 1975 to 2023). My clients have also placed before me, all the revenue records such as 7/12 extracts, Property Register Cards along with all relevant title deeds and documents as required for scrutiny of title in respect of the said Plot's.

Accordingly, I have perused the Copies of Search Reports, Revenue records including 7/12 extracts, Property Register Card, Title Deeds and documents, all permissions and sanctions as approved by the Planning authority, such as Letter of Intent, Intimation of Approvals, Commencement certificate, Plans & permissions as amended from time to time by Slum Rehabilitation Authority. I have verified all deeds, documents, sanction, permissions as handed over by Satre Constructions LLP in respect of the said Plots, and I have observed as following:-

- (A) **'M/s. Satre Constructions LLP'** is seized and possessed of and otherwise well sufficiently entitled to all that piece and parcel of land being part of plot No. 77, 78 & 103 within the layout of the Society, bearing Survey No. 6 Hissa No. 1 and Survey No. 6 Hissa No. 3/3 corresponding to C.T.S. No. 826, 939, 940, 940/1, 940/2, 940/3 and 941 of Village:- Kanjur, Taluka:- Kurla, District:- Mumbai City & Suburban, admeasuring about 4996.9 Square Meters (FIRST PROPERTY), Survey No. 6 Hissa no.4 corresponding to City survey no. 934/B admeasuring about 221.4 Sq. Meters, (SECOND PROPERTY) collectively lying and being at Village:- Kanjur at Babi Dhuri Road, Ashok Nagar, Bhandup (East), Mumbai:- 400042, Survey No. 271/1/1/1 corresponding to C.T.S. No. 956/A admeasuring about 193.40 Sq. Meters (THIRD PROPERTY) and C.T.S. No.1349 admeasuring about 47.70 Sq. Meters (FOURTH PROPERTY).



- (B) Part portion of the said Plot/s was occupied by various slum dwellers and vide Notification no. ENC/DCK/1/WS/325/SR-180/96 dated 27th July 1996 & SLM 1077/277/G dated 17th February 1977 issued by the Competent Authority, areas forming part of the said Plot/s was notified as 'Slum';
- (C) By Deed of Conveyance dated 01/08/2018 my client's Satre Constructions LLP, has purchased and acquired all right, title and interest in respect of land bearing CTS No. 826,939, 940, 940/1, 940/2, 940/3 & 941 admeasuring 4996.90 Sq. meters of Village:- Kanjur, and the said Deed of Conveyance is registered with the Joint Sub-Registrar of Assurances, Mumbai Kurla – 4 under Serial No. 14650/2018 dated 29/11/2018. Said Property admeasuring about 4996.90 Sq. Meters was thereafter, mutated in favor of my Clients in the Property Register Card as Owner thereof;
- (D) By Deed of Conveyance dated 31/03/2021, My client's further acquired and purchased all right, title and interest in respect of Land bearing CTS No. 934/B & 934/C admeasuring 336.40 Sq. meters of Village: - Kanjur, and the said Deed of Conveyance is registered with the Joint Sub-Registrar of Assurances, Mumbai, Kurla-4 under Serial No. 13159/2021 dated 29/07/2021. Said property admeasuring about 336.40 Sq. Meters was thereafter, mutated in favour of my Clients in the Property Register Card as Owner thereof.
- (E) My client's applied to Collector, Mumbai Suburban, for obtaining permission of conversion of Land into Non-agricultural use, in respect of property bearing CTS no. 826, 939, 940, 940/1, 940/2, 940/3 and 941, at Kanjur & accordingly Collector, MSD by its order dated 28/02/2019 granted the permission to use the Property for non-agricultural purpose (NA);



(F) My Clients, thereafter applied to Collector MSD, for obtaining permission of conversion of land into Nonagricultural use, in respect of the Property bearing CTS No. 934 B & 934 C at Kanjur, & accordingly Collector, Mumbai Suburban District by its order dated 25/08/2022 granted the permission to use the Property for non-agricultural purpose (NA);

(G) By Deed of Conveyance dated 12/01/2023, My client's further acquired and purchased all right, title and interest in respect of Land bearing CTS No. 956/A admeasuring 193.40 Sq. meters of Village: - Kanjur, and the said Deed of Conveyance is registered with the Joint Sub-Registrar of Assurances, Mumbai, Kurla-4 under Serial No. 843/2023 dated 12/01/2023. Said property admeasuring about 193.40 Sq. Meters was thereafter, mutated in favour of my Clients in the 7/12 extract as Owner thereof

(H) The Slum dwellers on the part of the said property have formed and registered a Co-operative Housing Society for their Occupiers and the same has been registered under the Provisions of Maharashtra Co-operative Societies Act, 1960 in the name and style of "Shree Ganesh Niwas SRA Co-operative Housing Society Limited" bearing Registration No. MUM/SRA/HSG/(T.C.)/13333/2022 dated 03/08/2022.

(I) My Clients have appointed Mrs. Sheetal Nikhare of M/s. S.S. Associates, as Architect and have entered into a standard agreement with them as prescribed by the council of Architects. My client's has appointed Mr. Nandkumar R Patil of M/s. Samishthi Techno Services Consultants LLP, as Structural Engineers, for the proposed buildings;

(J) My Clients submitted a scheme for re-development of the said Property on the plot bearing C.T.S. No. 826, 939, 940, 940/1, 940/2, 940/3 ,941 & 934 B under the Development Control Regulations for Greater Mumbai 2034 to the Slum Rehabilitation Authority and the Slum Rehabilitation Authority has issued



Annexure-II certifying the eligibility of the occupiers for rehabilitation on dated 15/06/2021;

- (K) The Slum Rehabilitation Authority has also verified the financial capability of the Promoter in the form Annexure – III;
- (L) The Land owner/ developers have received No Objection Certificate to height clearance from Airport Authority of India vide their letter dated 26/08/2021 under No. SNCR/WEST/B/062621/552736 and certified the height clearance up to the height of 171.96 meters above ground level and 162.88 meters above mean sea level.
- (M) Pursuant to the scrutiny of the Application, the Slum Rehabilitation Authority issued the Letter of Intent bearing reference number S/PVT/0161/20200904/LOI Dated:- 10/01/2022, granting their in-principle approval to carry out the redevelopment of the Entire Property under the Slum Rehabilitation Scheme;
- (N) The Slum Rehabilitation Authority further issued the Intimation of Approval bearing Reference Number S/PVT/0161/20200904/AP for Rehab Building No.1, Non-Composite Building no.2 & Sale Building no.3 on 02/02/2022 under Sub Regulation 33(10) of Development Control and Promotion Regulations-2034. subject to the various conditions as mentioned therein;
- (O) The Slum Rehabilitation Authority further dated 1st March 2023, issued the Commencement certificate up to Plinth Level, vide reference Number S/PVT/0161/20200904/AP for Rehab Building No.1 & Sale Building no.3.



(P) The Slum Rehabilitation Authority has dated 10th March 2023, sanctioned Layout/ amalgamation/ subdivision under SR scheme bearing reference number S/PVT/0161/20200904/LAYOUT under Regulation 33(10) of Development Control and Promotion Regulations-2034. subject to the various conditions as mentioned therein;

(Q) The Slum Rehabilitation Authority has dated 8th November 2023 issued revised LOI by amalgamating two additional land parcels, i.e. CTS No. 956/A admeasuring about 193.40 Sq. Meters owned by company and CTS No. 1349 admeasuring about 47.70 Sq. Meter 193 owned by Bombay Municipal Corporation. My Clients with intent to accommodate all slum dwellers and for better planning of Slum redevelopment scheme, have obtained development rights in respect of CTS No. 1349 admeasuring about 47.70 Sq. Meters, by paying premium of Rs. 8,40,500/- as per directives from Government of Maharashtra under notification No. TPB/4308/897/CR-145/08/UD-II of 16/04/2008 & as per payment schedule mentioned in circular No. 114 dated 19/07/2010.

(R) Therefore, M/s. Satre Constructions LLP is absolute owner in respect of the above referred property (save and except CTS No. 1349), and has exclusive right to develop said Property in accordance with law.

(S) Accordingly, M/s. Satre Constructions LLP's title to said Plots/property is absolutely clear, marketable, free from lien and encumbrances of whatsoever nature.

Date: - 25/12/2023

Advocate

