

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

To
MahaRERA,
Housefin Bhavan,
BKC, Bandra East,
Mumbai-400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to CTS no. 1C/2/164, Survey no. 149, admeasuring in about 950.04 square meters or thereabouts at Plot no. 122, RSC-11, Sector -2, Charkop, Kandivali (West), Mumbai-400067, within the Registration District and Sub District of Bandra, Mumbai Suburban District and within the limits of Municipal Corporation of Greater Mumbai (hereinafter referred as the said **"Plot/Land"**)

1. I have investigated the title of the said Plot on the request of Charkop Hickson and Dadaji Karamchari Co-operative Housing Society Limited, a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 and bearing registration number BOM/WR/HSG/TC/2710/87-88, having PAN AABTC8183B and having its registered office at Plot no. 122, RSC-11, Sector -2, Charkop, Kandivali(West), Mumbai-400067 ("**Society** ") and following documents i.e. :-
 - (a) Description of the property: (As set out above)
 - (b) The documents of allotment of plot as set out in our Title Report, enclosed herewith as Annexure A.
 - (c) Property card for the Plot.
 - (d) Search Report dated December 27, 2022, for a period of 35 (Thirty Five) years from 1988 to 2022.
2. 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 the title of Society is clear, marketable and without any encumbrances, but subject to MHADA registering the Indenture of Lease as per its policy and the Qualifications, Limitations and Assumptions as set out in Title Report dated January 12, 2023 enclosed herewith as Annexure A.

(a) Lessee of the said Plot:

Charkop Hickson and Dadaji Karamchari Co-operative Housing Society Limited is the lessee of the said Plot bearing CTS no. 1C/2/164 , Survey no. 149, admeasuring in about 950.04 square meters or thereabouts at Plot no. 122, RSC-11, Sector -2, Charkop, Kandivali(West), Mumbai-400067, within the Registration District and Sub District of Bandra, Mumbai Suburban District and within the limits of Municipal Corporation of Greater Mumbai and is bounded as follows:

On or towards North by:	Sitaram CHS
On or towards South by:	Bella Vista CHS
On or towards East by:	Amit Tower CHS
On or towards West by:	IES school

(b) Promoter of the said Plot

The Society has validly granted development rights in respect of the Plot to DPSPRO DEV LLP, having its registered office at A/402, Raas Vasant Utsav CHSL, Thakur Village, Kandivali East, Mumbai-400101 ("**Promoter/Developer**").

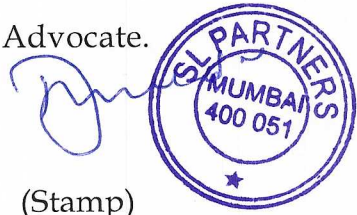
3. The report reflecting the flow of the title of the lessee of the said Plot is enclosed herewith as annexure A

Encl:

Annexure A: Title Report

Date: January 12, 2023

Advocate.



(Stamp)

FORMAT-A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- I. P.R. Card as on date of application for registration.
- II. Search report for 35 years from 1988 to 2022
- III. Any other relevant title (As set out in title certificate dated January 17, 2023. Attached herewith As Annexure "A")

Extract from Annexure "A"

The history of Title:

On perusal of the title deeds, our observation is as under:

1. The Maharashtra Housing and Development Authority ("MHADA"), being the owner of the Land, had then by an advertisement published in the newspapers inviting applications from various co-operative housing societies, for allotment of open plots of MHADA's Land (being the World Bank Project) for the purpose of constructing & maintaining a building for bonafide residential use & occupation of the members of the said selected society.
2. The Society was one of the successful drawees in the lots from among the various societies, which had applied for allotment of open developed plot of MHADA. MHADA accepted the application of the Society for allotment of open developed plot vide letter number DD-I/ WBD/GR/ AGP-II-192/1437 dated August 14, 1987.
3. The Society had agreed to take the Land on lease for the term of 90 (Ninety) years for the purpose of constructing, maintaining and locating a building for bonafide residential use and occupation for its members on the terms and conditions mentioned therein.
4. Therefore, by virtue of the unregistered Indenture of Lease dated November 19, 1987, executed between MHADA and the Society, MHADA assigned the

Land to the Society, on lease, for a period of 90 (Ninety) years, commencing on & from November 19, 1987, on the payment of lease rent & upon such terms and conditions as more precisely mentioned therein ("**Indenture of Lease**"). The Society has informed us that the Indenture of Lease is unregistered.

5. Thereafter, in the year 1991, the Building was constructed by the Society and the flats were allotted to the then members of the Society and Occupation Certificate ("**OC**") bearing no. CE/7331/AR dated January 28, 1991 was issued by Municipal Corporation of Greater Bombay in the name of the Society.
6. Consequently, the Society, thus, became solely and absolutely entitled to and has been seized and possessed of or otherwise well and sufficiently entitled to the leasehold right of the Land and ownership of the Building. The name of the Society is still not updated on the property cards of the Land, as the lessee of the Land.
7. Since the Building was approximately 30 (Thirty) years old, the Society, along with the adjoining society Charkop Sitaram Apartments Co-operative Housing Society Limited ("**Sitaram CHSL**"), decided to go for redevelopment jointly. Thereafter, the Society along with Sitaram CHSL entered into a development agreement dated November 25, 2022, duly registered with the Sub-Registrar of Assurances at Borivali, bearing Serial No. BRL-6/23790/2022 ("**Development Agreement**"), for grant of development rights with respect to the Property and adjoining property belonging to Sitaram CHSL to **DPSPRO DEV LLP** ("**Developer**"), and also simultaneously executed a power of attorney dated November 25, 2022, duly registered with the Sub-Registrar of Assurances at Borivali, bearing Serial No. BRL-6/23791/2022, for obtaining necessary approvals/permission/consents and do other incidental and ancillary acts, deeds, things and matters for the redevelopment of the Property and adjoining property belonging to Sitaram CHSL, in favor of the Developer.
8. We have caused a search (including online search) to be taken in the offices of Bombay Sub Registrar Office, for the period from 1988 to 2022 (35 Years), at Mumbai Sub Registrar Offices from 1988 to 2022 (35 Years), at Bandra SRO -1 Sub Registrar Offices from 1988 to 2022 (35 Years) and also at Borivali and Goregaon Sub Registrar Offices from 2002 to 2022 (21 Years) vide search receipt no. MH012824747202223E dated December 27, 2022, in respect of the Land ("**Search**"). The Search report did not reveal any adverse entry/transfer.
9. We have published notices in 2 (two) newspapers in the locality, one in English newspaper called "Free Press Journal" published on December 11,

2022 and the other in the Marathi newspaper called "Nav Shakti, published on December 13, 2022, inviting claims of any party or person to the Land ("Public Notices"). We did not receive any claim in response to the Public Notices till the date of expiry of the Public Notice period.

10. As per the copy of the development plan remark dated November 11, 2022, issued by Municipal Corporation of Greater Mumbai, it appears that the development plan does not reveal any adverse remark pertaining to the Property.
11. The office bearers of the Society have given us a declaration dated December 29, 2022, regarding title of the Society in respect of the Property declaring the Property to be clear and marketable and free from all encumbrances.
12. The office bearers of the Society have also responded on December 30, 2022, to the requisitions raised by us, which did not reveal any adverse remark pertaining to the title of the Property.

Certificate:

Subject to the aforesaid and assumption, qualification and limitations set out herein and MHADA registering the Indenture of Lease as per its policy, we do hereby certify that the Society's title to the Property, is free, clear and marketable. The Society has validly granted development rights in respect of the Property to the Developer.

Schedule above referred to

ALL THAT pieces and parcels of MHADA leasehold land bearing survey no. 149(part), Village Kandivali, Charkop, Plot no. 122, CTS NO. 1C/2/164, admeasuring 950.04 (nine Hundred and Fifty point Zero Four) sq. mtrs. Situated at Kandivali(West), Mumbai - 400067 within the Registration Sub-District of Bandra and Mumbai Suburban District, Building standing thereon comprising of 2 wings and consisting of ground plus 3 (Three) upper floors, comprising of 20 residential flats and 5 commercial shops, and bounded as follows:

On or towards North by: Sitaram CHS

On or towards South by: Bella Vista CHS

On or towards East by: Amit Tower CHS

On or towards West by: IES school

Assumptions, Qualification and Limitations:

- (a) This certificate is given only with respect to the current laws of India and various government policies in force as of the date of this certificate. Any changes in the Indian law and/or policies after the date of this certificate, which are retrospective, could have an effect on the validity of our conclusions stated herein.
- (b) This certificate is strictly limited to the matters stated herein and does not extend to any other matters and is not to be read as extending by implication to any other subject matter.
- (c) Our understanding of facts is based upon and limited to the information/documents provided to us. We have no reason to believe that the information/documents provided to us is not genuine. Any variance of facts may cause a corresponding change in the analysis set out in this certificate.

IV. Litigations if any: There is no pending litigation.

Date: January 12, 2023

Advocate. (Stamp)

