

Pillai And Co.

Anila Pillai
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FORMAT – A
(Circular No. 28/2021)

To,
Maharashtra Real Estate Regulatory Authority
6th & 7th Flr, House fin Bhavan,
Plot No. C-21, E Block,
BKC, Bandra East,
Mumbai – 400051

23rd September, 2023

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Borivali Lucky Apartments Co-operative Housing Ltd bearing CTS/C.S. No. 1509/A situated at Village Eksar, Taluka Borivali / District M.S.D (hereinafter referred as the said Plot)

We have investigated the title of the said plot on the request of M/s. Kamla Homes & Lifestyles Pvt. Ltd. (the promoter/developer/company) and following documents i.e:

1. Description of the Property—C.T.S. No. 1509/A of Village Eksar in Taluka Borivali / District M.S.D (hereinafter referred as the said Plot)

SCHEDULE OF THE PROPERTY

(LAYOUT PROPERTY)

ALL THAT piece or parcel of Investigation of property being land bearing land on Plot bearing C.T.S. No. 1509/A admeasuring 2178.80 sq. mtrs. of Village Eksar, Taluka Borivali in the Registration Sub District of Bombay Sub Urban & now in Greater Bombay forming part of the land or ground and registered in books of Collector of Land Revenue under non-agricultural, Survey No.99, Hissa No.3 and by former notified area committee of Village Eksar, Taluka Borivali & Within the Registration District & Sub District of Mumbai Suburban as follows:

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C.T.S. No. 1509/A

On or towards the North: Shanti Niketan Building
On or towards the South: Devki Ashish Building
On or towards the East: Kalpana Chawla Road
On or towards the West: Sarovar Building

2. The documents of allotment of plot.
 - a) Deed of Conveyance dated 03/01/2015
 - b) Development Agreement dated 22/03/2016 of Borivali Lucky Apartment CHS Ltd.
 - c) Supplementary Agreement for redevelopment dated 14/02/2022 of Borivali Lucky Apartment CHS Ltd.
3. Property card issued by city survey office Borivali dated 29/06/2015 (Available)
4. Search Report for 32 years from 1991 till 2023.
5. 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 M/s. Kamla Homes & Lifestyles Pvt. Ltd. (owner/the promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

Owners of the land

1. Borivali Lucky Apartments Co-operative Housing Ltd - C.T.S No.1509/A of Village Eksar.
2. Qualifying comments/remarks if any (Not required)
6. The report reflecting the flow of title of M/s. Kamla Homes & Lifestyles Pvt. Ltd. (owner/the promoter/developer/company) on the said land is enclosed herewith as annexure:

Encl: Annexure

- A. Title Certificate dated: 03/02/2023
- B. Legal Title Report dated: 23/09/2023

Dated: 23rd September, 2023

Place : Mumbai

For PILLAI AND CO.


SOLE PROPRIETOR

(ANILA PILLAI)
ADVOCATE

Advocate Code: High Court (OS) - I23745
From April - 1988

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FLOW OF THE TITLE OF THE SAID LAND

1. Property Card as on date of application for registration/available
2. Mutation Entry No. ____ (Not applicable)
3. Search report for 32 years from 1991 to 2023 taken from Sub- Registrar' Office at
Mumbai, Bandra and Borivali.
4. Any other relevant title (Not applicable)
5. Litigations if any. (Not applicable)

Dated: 23rd September, 2023
Place : Mumbai

For PILLAI AND CO.



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ANNEXURE

FLOW OF TITLE OF THE SAID PROPERTY

1. The said Borivali Lucky Apartment CHS Ltd, has been in possession and occupation of all that piece and parcel of land or ground lying admeasuring about 2178.80 Sq. Mtrs., as per property card of Village Eksar, Taluka – Borivali situate along with the building standing thereon and known as 'Borivali Lucky Apartment CHS Ltd.' consists of three Wings (Wing A/B/C) is of Ground + 4 upper floors and there are 60 members occupying 60 residential flats numbered as 1 to 20 in 'A' wing, 21 to 40 in 'B' wing and 41 to 60 in 'C' wing in the Society premises in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The said land and the said buildings shall hereinafter collectively be called "the said Property" and which is more particularly described in the Schedule herein;
2. That Borivali Lucky Apartment CHS Ltd. is the absolute Owner of the Property under Deed of Conveyance dated 03/01/2015 which was registered with Office Sub Registrar of Assurances, Borivali, Mumbai under Sr. No.BRL-9-51-2015.
3. By and under Re-Development Agreement dated 22/03/2016 made between the said Borivali Lucky Apartment CHS Ltd. of the one part and M/s. Kamla Homes & Lifestyles Pvt. Ltd. therein called the Developer of the Second part, the said Borivali Lucky Apartment has appointed M/s. Kamla Homes & Lifestyles Pvt. Ltd. as the Developer of the said property and granted the rights of the developments and other rights in respect of the said Property in favour of M/s.Kamla Homes & Lifestyles Pvt. Ltd. interalia by demolishing the existing building known as "Borivali Lucky Apartment CHS Ltd., and to construct a new building on the said Plot of Land for the consideration and upon the terms and conditions mentioned therein. Under the said Agreement dated 22/03/2016 M/s. Kamla Homes & Lifestyles Pvt. Ltd. are entitled to sell the flats/ premises (except flats/ Premises to be provided to the existing members of the said Society as and in the manner mentioned in detail therein) to the prospective purchasers thereof. The said

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Re-Development Agreement is registered with the office of the Sub-registrar of Borivali-5 under Serial No. BRL-5/2753/2016 on 22/03/2016. In pursuance of the said Agreement, the said Society has also executed Power of Attorney dated 08/10/2010 for the Redevelopment of the said property in favor of Directors of M/s. Kamla Homes & Lifestyles Pvt. Ltd. as mentioned therein. The said Power of Attorney is also registered with the Sub-Registrar of Assurances at Borivali-5 under Serial No. BRL-5/2754/20104 on 22/03/2016.

4. By and under Supplementary Agreement for Redevelopment dated 14/02/2022 entered into between the said Borivali Lucky Apartment of the one part, Members of the said Borivali Lucky Apartment of the second part and my Client M/s. Kamla Homes & Lifestyles Pvt. Ltd. therein called the Developer of the Third part, the said Borivali Lucky Apartment has granted the rights of the developments and other rights in respect of the said Property in favour of my Client inter alia by demolishing the existing building known as "Borivali Lucky Apartment", and to construct a new building on the said Plot of Land for the consideration and upon the terms and conditions mentioned therein. Under the said Agreement dated 14/02/2022 my Clients are entitled to sell the flats/commercial premises (except flats/ Premises to be provided to the existing members of the said Society as and in the manner mentioned in detail therein) to the prospective purchasers thereof. The said Supplementary Agreement for Re-Development Agreement dated 14/02/2022 is registered with the office of the Sub-registrar of Borivali-6 under Serial No. BRL-6/3633/2022 on 17/02/2022.

For PILLAI AND CO.

Anila Pillai
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(ANILA PILLAI)
ADVOCATE

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