

Mrs. S. M. Thakkar

Mr. M. S. Parekh

Mrs. A. J. Jasani

PURNANAND & CO.

(REGD.)

ADVOCATES & SOLICITORS

FORT CHAMBERS, 'C',
2ND FLOOR,
65 TAMARIND LANE,
FORT, MUMBAI - 400 023.
PHONE : +91 22 4017 8181
+91 22 2265 0893
FAX : +91 22 2265 0940
E-mail : mail@purnanand.co.in

To

MahaRERA

Housefin Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

Ref No. M/ **529**

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to leasehold land bearing Survey No. 287, City Survey No. 25/B admeasuring 1454.50 sq. meters or thereabouts along with buildings and structures standing thereon.

We have investigated the title of Juhu Sai Darshan Co-operative Housing Society Limited ("Society") in respect of Leasehold land bearing Survey No. 287, City Survey No. 25/B admeasuring 1454.50 sq. meters or thereabouts ("Land") being part of the erstwhile Bombay Housing Board's land at Vile Parle, Juhu Vile Parle Development Scheme (JVPD Scheme) in the registration sub-district of Mumbai, Suburban, situated at North South Road No. 5 (Extension), JVPD, Mumbai – 400049 alongwith buildings and structures standing thereon and known as "Pearl" and "Coral" ("said Buildings") (the said Land and the said Buildings are hereinafter collectively referred to as "Property") at the request of Man Infra Contracts LLP. In this regard, we have perused certified copies of the following documents:-

- a) Deed of Sale dated 11th January, 1988 duly registered under serial no. BDR/121/1988, dated 17th September, 1991.
- b) Deed of Lease dated 11th January, 1988 duly registered under serial no. BDR/123/1988 dated 31st May, 1991.
- c) Deed of Rectification dated 20th August, 1991 duly registered under serial no. BDR/6249/1991 dated 16th September, 1991.
- d) Deed of Confirmation dated 4th September, 1991, duly registered under serial no. BDR/P6745/1991 dated 16th September, 1991.
- e) Property Register Card dated 21st January 2019.

We have also perused the following original documents:-

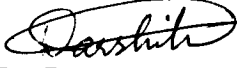
- a) Development Agreement dated 20th October, 2021 duly registered with the Office of the Sub-Registrar at Andheri No.1 under the Sr. No. BDR-1/13364/2021 dated 20th October, 2021.
- b) Irrevocable General Power of Attorney dated 20th October, 2021 duly registered with the Office of the Sub-Registrar at Andheri No.1 under the Sr. No. BDR-1/13366/2021 dated 20th October, 2021.
- c) Search Report dated 22nd September, 2021 issued by Chandrakant More, Title Investigator, for 30 years from 1992 till 2021.
- d) Declaration cum Indemnity dated 19th November, 2021 executed by the Society.

On a perusal of the abovementioned documents relating to the title of the said Property and relying upon the correctness of the declaration made by the Society that the original title documents with respect to the Property have been destroyed in a flood and they have not deposited the same with anyone to create a mortgage or any third-party rights over the said Property or any part thereof, we are of the opinion that subject to compliance with the terms and conditions of the Lease Deed, the title of the Society to the said Property (as Lessee of the Land and Owner of the Buildings) is clear and marketable free from reasonable doubts and that Man Infra Contracts LLP is entitled to develop the said Property, provide permanent alternate accommodation to the existing members of the Society, and market the balance premises, subject to the compliance of terms and conditions contained in the Development Agreement.

The report reflecting the flow of the title of the said Property is enclosed herewith as **Annexure: A**.

Encl.: Annexure A

Date: 26.11.2021


For Purnanand & Co.

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ANNEXURE: A

FLOW OF TITLE OF THE SAID PROPERTY

To,
Man Infra Contracts LLP
12th Floor, Krushal Commercial Complex,
G. M. Road, Above Shoppers Stop,
Chembur West, Mumbai – 400089

Sub: Title Report with respect to leasehold land bearing
Survey No. 287, City Survey No. 25/B admeasuring
1454.50 sq. meters or thereabouts along with buildings
and structures standing thereon.

Dear Sir,

1. At your request, we have investigated the title of Juhu Sai Darshan Co-operative Housing Society Ltd. ("the **Society**") in respect of leasehold land bearing Survey No. 287, City Survey No. 25/B admeasuring 1454.50 sq. meters or thereabouts being part of the erstwhile Bombay Housing Board's land at Vile Parle, Juhu Vile Parle Development Scheme (JVPD Scheme) in the registration sub-district of Mumbai, Suburban, situated at North South Road No. 5 (Extension), JVPD, Mumbai – 400 049 ("**said Land**") along with buildings and structures standing thereon and known as "Pearl" and "Coral" ("**said Buildings**"). The said Land and the said Buildings are hereinafter collectively referred to as the "**said Property**".
2. We have issued Public Notice in (i) Free Press Journal (English) and (ii) Janmabhoomi (Gujarati) newspapers on 10th August, 2021. We have not received any objections pursuant to the above public notices.
3. We have also caused search to be taken of the records of the offices of Sub Registrar of Assurances, and perused Search Report dated 22nd September, 2021 issued by Chandrakant More, Title Investigator, for 30 years from 1992 till 2021 ("**Search Report**"). As per the Search Report, certain records at the office of Sub-Registrar of Assurances are in torn condition.
4. We have also reviewed the P. R. Card dated 21st January, 2019. Order dated 31st October, 1994 in the said P. R. Card records that (i)

pursuant to Order dated 13th December, 1993 passed by the Commissioner Mumbai Suburban District, City Survey No. 25 was further divided, and a portion of land admeasuring 1454.50 sq. mtrs was renamed City Survey No. 25/B; and (ii) as per record dated 28th August, 1992, name of the Juhu Sai Darshan Co-Operative Housing Society Limited i.e. the Society was entered as the Lessee of the said Land at City Survey No. 25/B.

5. Based on the documents produced before us and the Search Report, it appears as under:

- (a) Maharashtra Housing and Area Development Authority (hereinafter referred to as “MHADA”) had been the owner of land bearing Survey No. 287, City Survey No. 25/B admeasuring 1,454.50 sq. meters or thereabouts, being part of the erstwhile Bombay Housing Board’s land at Vile Parle West, Juhu Vile Parle Development Scheme (JVPD Scheme) in the registration sub-district of Mumbai, Suburban, situated at North South Road No. 5 (Extension), Vile Parle West, JVPD, Mumbai – 400 049, along with Tit-bit area (hereinafter referred to as the “said Land”).
- (b) The Maharashtra Housing Board, under its scheme of construction, allotment and sale of tenements, constructed on the said Land, Building No. 10, named “Pearl”, comprising of ground and 4 upper floors, with a pump house and machinery installed on the said Land, consisting of 20 tenements. The tenements in the said building have been allotted to individual allottees for residential purposes on ownership basis.
- (c) The allottees of the said Building No. 10, Pearl got together and formed themselves into a co-operative housing society known as ‘Juhu Sai Darshan Co-operative Housing Society Ltd.’ (“the Society”).
- (d) By and under a Deed of Sale dated 11th January, 1988 under Registration No. BDR/121/1988, MHADA conveyed to the Society, the said Building No.10 along with all ancillary installations, including the Pump House and Machinery thereon, for the consideration and on the terms and conditions more particularly set out therein.
- (e) By and under a Deed of Lease dated 11th January, 1988 registered with the office of the Sub-Registrar of Assurances under Serial No. BDR/123/1988 dated 31st May 1991,

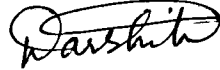
MHADA granted a lease of the said Land to the said Society for a period of 99 (ninety-nine) years (effective from 10th May, 1978) on the terms, conditions, rents and covenants as more particularly set out therein.

- (f) MHADA and the Society entered into a Deed of Rectification dated 20th August, 1991 registered under registration No. BDR/6249/1991 dated 16th September, 1991 and Deed of Confirmation dated 4th September 1991, duly registered with the Sub-Registrar of Assurances under Serial No. BDR/P6745/1991 dated 16th September, 1991. to rectify City Survey No. of said Land demised to the Society as CTS No.19 instead of CTS No.25 erroneously mentioned in the said Deed of Sale.
- (g) The Society / Members of the Society have assigned their respective rights to exploit the then balance TDR/FSI to M/s. Joy Builders, who constructed 2 (two) additional floors over the said Building No. 10, known as “Pearl” and also constructed a new building comprising of stilt and 6 (six) upper floors known as “Coral” on a portion of the said Land.
- (h) The said M/s. Joy Builders sold the various flats constructed by them in the Buildings and the purchasers thereof were inducted as members of the Society. Accordingly, as on date, the Society consists of a total of 30 (thirty) members, who are in occupation of the flats in the said Buildings (“the **Members**”).
- (i) By Development Agreement dated 20th October, 2021 executed between the Society, its Members and Man Infra Contracts LLP, and duly registered with the office of the Sub-Registrar at Andheri No.1 under the Sr. No. BDR-1/13364/2021 dated 20th October 2021, the Society and the Members have agreed to appoint Man Infra Contracts LLP as the developer to redevelop the said Property on the terms and conditions therein contained. The Society also executed an Irrevocable General Power of Attorney dated 20th October, 2021 in your favour, which is duly registered with the Office of the Sub-Registrar at Andheri No.1 under the Sr. No. BDR-1/13366/2021, whereby the Society has appointed you, as its lawful Constituted Attorney/s and authorised you to do and execute various acts, deeds and things required for

commencement and completion of the redevelopment of the said Property as therein contained.

- (j) By Declaration cum Indemnity dated 19th November, 2021 executed by the Society, they confirmed that the original title documents with respect to the Property and Building have been destroyed in a flood and have not been otherwise deposited with anyone to create a mortgage or any third-party rights over the said Property or any part thereof.
6. Subject to correctness of the documents produced before us and the representations made by the Society as stated hereinabove, we are of the opinion that subject to compliance of the terms and conditions of the Lease Deed, the title of Juhu Sai Darshan Co-operative Housing Society Limited to the said Property (as Lessee of the said Land and Owner of the said Buildings) is clear and marketable and free from reasonable doubts and that Man Infra Contracts LLP, the Developer is entitled to develop the said Property, provide permanent alternate accommodation to the existing members of the Society, and market the balance premises, subject to compliance of terms and conditions of the Development Agreement.

For Purnanand & Co.



Date: 26.11.2021