

SANDESH D. JADHAV, B.Com; LL.B
(Advocate High Court)

40 / 23, NAVJIVAN NAGAR
TAGORE NAGAR, GROUP NO. 3
VIKHROLI (E), MUMBAI – 400 083
Tel No. 9702539842, 9594791703
Email: advsandesh.jadhav@gmail.com

Date: 20/08/2024

To,
Maha RERA, Mumbai,
Maharashtra.

FORMAT -A

(Circular No: - 28/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot of Land under TPS – III, F. P. No. – 223, CTS No. 5772, the Plot approximately admeasuring 1233.30 Sq. Mtrs. area as per the P. R. Card Situated at Kailas Prakash C H S Ltd; Plot No. – 223, R. N. Narkar Road, Ghatkopar – (East), Mumbai – 400077 of Village – Ghatkopar Kirol, Taluka – Kurla hereinafter referred as “the Said Plot” along with the Building structure comprising of Ground and 3 (Three) upper floors standing on the Said Plot hereinafter referred to as “the Said building” and both together, the said Plot and the said Building hereinafter referred to as “the Said Property”.

I have investigated the Title of the Said Property on the request of the Developer, M/S. DOTOM INFRASPACE LLP and also perused the documents provided to me, related to the Said Property and I hereby provide my report as under:-

1. The Purchasers of the respective Flats in the Said Property has formed a society


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known as "KAILAS PRAKASH C H S LTD;" under the provisions of M C S Act, 1960 and the Rules thereunder vide Registration No. BOM/HSG/4273 of 1974 dated 29/08/1974.

2. By the Conveyance Deed dated 01st August, 1975 bearing Registration No. – S/3143/1975 executed between [1] KANJI DANABHAI PATEL, being the surviving partner of M/s. D. K. Patel & Co. (the Transferor) of the First Part [2](i) KANJI DANABHAI PATEL and (ii) BHOGILAL DANABHAI PATEL, carrying on business in partnership in the firm and style of M/s. D. K. Patel & Co. (the Confirming Parties) of the Second Part and [3] KAILAS PRAKASH C H S LTD; (the Transferees) of the Third Part the Said Property was Transferred, Conveyed, Sold and Assigned unto the society.
3. As the said Building was quite dilapidated and unfit for human habitation and also the society members were desirous of having additions to their existing tenements by using the benefits provided by the Competent Authority, the Society decided to undergo the Redevelopment of the Society's Building Property.
4. The Society in the Special General Body Meeting (SGBM) held on 28/01/2023 in the presence of the Officer, Mr. Atul More, duly appointed by the Dy. Registrar, Co-operative Societies as per the procedure laid down under the S. 79A of the M C S Act, 1960, unanimously resolved to appoint M/S. DOTOM INFRASPACE LLP as their

Sanjay
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Developer to redevelop the Society's Property and the Dy. Registrar, Co-operative Societies has also issued an NOC for the same.

5. As the said tenements were in quite dilapidated condition and unfit for human habitation, after following due legal procedure the said society granted unto the Developer, M/S. DOTOM INFRASPACE LLP, having address at Ground Floor, Sharda Sangeet Vidyalaya, M. K. Marg, Kalanagar, Bandra (East), Mumbai – 400 057 all the redevelopment and reconstruction rights of the said Plot vide Development Agreement (DA) dated 04th August, 2023 and registered with the concerned Sub - Registrar of Assurances at Taluka Kurla under Document Registration Serial No – KRL-3/15533/2023 on the Terms and Conditions as therein contained and Power of Attorney (POA) dated 04th August, 2023 bearing Document Registration Serial No. KRL-3/15534/2023 and thereby transferred all Development Rights, Title, Interest of the said plot to M/S. DOTOM INFRASPACE LLP.
6. Copy of minutes and resolution passed by “KAILAS PRAKASH C H S LTD;” in favour of M/S. DOTOM INFRASPACE LLP, for Development of Kailas Prakash C H S Ltd; Plot No. – 223, R. N. Narkar Road, Ghatkopar – (East), Mumbai – 400077 of Village – Ghatkopar Kiroli, Taluka – Kurla.

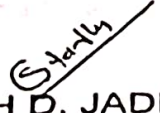

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7. In view of the above said records and searches the title of “KAILAS PRAKASH CO-OPERATIVE HOUSING SOCIETY LIMITED” In respect of the above said Property is clear and marketable and is free from all encumbrance of whatsoever nature.
8. I have perused the relevant documents that have been provided to me and am of the opinion that the title is clear of “KAILAS PRAKASH CO-OPERATIVE HOUSING SOCIETY LIMITED” in respect of the residential plot situated at Plot No. – 223, R. N. Narkar Road, Ghatkopar – (East), Mumbai – 400077 of Village – Ghatkopar Kirol, Taluka – Kurla admeasuring area about 1233.30 Sq. Mtrs. together with the building structure situated at Kailas Prakash C H S Ltd; Plot No. – 223, R. N. Narkar Road, Ghatkopar – (East), Mumbai – 400077 of Village – Ghatkopar Kirol, Taluka – Kurla.
9. **Description of the Property:** Plot bearing F. P. No. 223, TPS – III, CTS No. 5772, the Plot approximately admeasuring 1233.30 Sq. Mtrs. area as per the P. R. Card situate at Kailas Prakash C H S Ltd; Plot No. – 223, R. N. Narkar Road, Ghatkopar – (East), Mumbai – 400077 along with Building standing on the Said Plot in the Registration District and Sub – District of Mumbai Suburban being “the Said Property” is clear and marketable and are free from all encumbrances of whatsoever nature. As per the Indenture the schedule plot is bounded as under:-

ON OR TOWARDS EAST	: 50 FEET ROAD OF T.P.S.
ON OR TOWARDS WEST	: PLOT NO. 212 AND 213 OF T.P.S.
ON OR TOWARDS NORTH	: PLOT NO. 222 OF T.P.S.
ON OR TOWARDS SOUTH	: 30 FEET ROAD OF T.P.S.

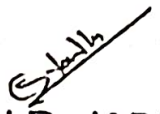

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10. The List of documents inspected:

- a. Search Report from 1974 to 2024 dated 16/08/2024 (50 years) by Search Clerk Mr. Swapnil More.
- b. Society Registration Certificate bearing No. BOM/HSR/4273 of 1974 dated 29/08/1974.
- c. Copy of the Conveyance Deed bearing Document Registration No. S/3143/1975 dated - 01st August, 1975.
- d. 7/12 extract or Property Registered Card issued by City Survey Officer, Ghatkopar reflects the name of Kailas Prakash C H S Ltd.
- e. Copy of Special General Body Meeting held on 28/01/2023 wherein KAILAS PRAKASH CO-OPERATIVE HOUSING SOCIETY LIMITED appointed M/S. DOTOM INFRASPACE LLP, for reconstruction and redevelopment of the said plot.
- f. Development Agreement dated 04/08/2023 registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No. - KRL-3/15533/2023 and thereby transferred all Development rights, title, interest of the said plot to M/S. DOTOM INFRASPACE LLP.
- g. Power of Attorney dated 04/08/2023 registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No. - KRL-3/15534/2023 and thereby transferred all Development rights, title, interest of the said plot to M/S. DOTOM INFRASPACE LLP.


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In view of the above documents inspected and title search conducted, the title of "KAILAS PRAKASH CO-OPERATIVE HOUSING SOCIETY LIMITED" in respect of the above said property is clear and marketable and is free from all encumbrances of whatsoever nature.

2/- On perusal of the above mentioned documents that have been provided to me, I am of the opinion that the title is clear of "KAILAS PRAKASH CO-OPERATIVE HOUSING SOCIETY LIMITED" in respect of the residential plot situated at TPS – III, F. P. No. – 223, CTS No. 5772, admeasuring area about 1233.30 Sq. Mtrs attached Situate at Plot No. – 223, R. N. Narkar Road, Ghatkopar – (East), Mumbai – 400077 of Village – Ghatkopar Kirol, Taluka – Kurla Registration District and Sub – District of Mumbai Suburban.

The title of the Developer, M/S. DOTOM INFRASPACE LLP, is clear, marketable and without any encumbrances as per the Development Agreement (DA) and Power of Attorney [POA] between [1] KAILAS PRAKASH CO-OPERATIVE HOUSING SOCIETY LIMITED [2] Members of the Society and [3] M/S. DOTOM INFRASPACE LLP on Terms and Conditions as therein contained.

Owner of the land –

Kailas Prakash Co-operative Housing Society Limited (As per PR Card)

Owner of the Building structure –

KAILAS PRAKASH CO-OPERATIVE HOUSING SOCIETY LIMITED vide Conveyance Deed


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dated 01st August, 1975 bearing Registration No. S/3143/1975 (As per Search Report dated 16/08/2024 by Search Clerk, Mr. Swapnil More).

3/- The report reflecting the flow of the title of the Owner and Developer for the said property is enclosed herewith as Annexure – “A”.

Encl: Annexure – “A”.

4/- LITIGATION OF THE PROPERTY IF ANY :- NO

Date: 20/08/2024


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