

FORMAT-A

(Circular 28/2021 dated 08/03/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title report with respect to all that piece or parcel of land bearing CTS No. 497 (Pt.) admeasuring about 5876.5 Sq. Mtrs and land bearing CTS No 22(pt) admeasuring about 302.00 Sq. Mtrs, totally admeasuring about 6178.5 Sq. Mtrs., lying, being and situated at Village – Vadhavli, Taluka Chembur, Mumbai Suburban (hereinafter referred as the “**said plot**”).

I have investigated the title of the said plot on the request of F. A. BUILDERS & DEVELOPERS LLP and following documents i.e.: -

- 1) Description of the property.
- 2) Copy of Development Agreement dated 14/07/2005 duly notarized by Y. G. BADAMI, Notary Public, Govt. of Maharashtra.
- 3) Copy of General Power of Attorney dated 15/07/2005 duly notarized by Y. G. BADAMI, Notary Public, Govt. of Maharashtra
- 4) Copy of Letter of Intent bearing reference No. SRA/ENG/1163/MW/STGL/LOI dated 20/03/2010
- 5) Copy of Society Registration Certificate bearing reference No. एम.यू.एम./एस. आर. ए./एच. एस. जी./ (टी. सी.)/11840/२०१० dated 25/06/2010
- 6) Copy of Intimation of Approval bearing reference No. SRA/ENG/2508/MW/STGL/AP dated 29/10/2010



- 7) Copy of letter dated 30/04/2011 bearing reference No. न. भू. अ. चेंबूर/वाढवली/ न. भू. क्र. २२ पैकी, ४९७ पै/ झो. पु. योजना/२०११/ मुलुंड issued by City Survey Officer, Chembur
- 8) Copy of Certificate of Registration on Conversion issued by Ministry of Corporate Affairs, Government of India, dated 19/01/2023
- 9) Copy of Revised Letter of Intent bearing reference No. SRA/ENG/1163/MW/STGL/LOI dated 30/06/2023
- 10) Copy of Amended Intimation of Approval bearing reference No. SRA/ENG/2508/MW/STGL/AP dated 10/07/2023.
- 11) Copy of Commencement Certificate bearing reference No. SRA/ENG/1163/MW/STGL/AP dated 08/01/2024
- 12) Copy of Property Card of land bearing C.T.S. No. 497 and C.T.S. No. 22 of Village Vadhavli, City Survey Officer, Chembur
- 13) Copy of Encumbrance Letter – Finance dated 27/12/2024 issued by F. A. BUILDERS & DEVELOPERS.
- 14) Copy of Encumbrance Letter – Legal dated 27/12/2024 issued by F. A. BUILDERS & DEVELOPERS.
- 15) Search report for 30 years from 1995 till 2024 issued by Search Clerk Mr. Sandeep Gaikawad .

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 Government of Maharashtra as the Owner, Jai Ambe SRA CHS Ltd as the Occupant and M/s. F.A. BUILDERS & DEVELOPERS LLP as the Developer is clear, marketable and without any encumbrances.

Owner/Occupant/Developer of the said Plot:

Government of Maharashtra (Owner): All that piece or parcel of land bearing CTS No. 497 (Pt.) admeasuring about 5876.5 Sq. Mtrs and land bearing CTS No 22(pt)



admeasuring about 302.00 Sq. Mtrs, totally admeasuring about 6178.5 Sq. Mtrs., lying, being and situated at Village – Vadhavli, Taluka Chembur, Mumbai Suburban

JAI AMBE (Chembur Vadhavli) SRA CHS LTD (Occupant): All that piece or parcel of land bearing CTS No. 497 (Pt.) admeasuring about 5876.5 Sq. Mtrs and land bearing CTS No 22(pt) admeasuring about 302.00 Sq. Mtrs, totally admeasuring about 6178.5 Sq. Mtrs., lying, being and situated at Village – Vadhavli, Taluka Chembur, Mumbai Suburban

F.A. BUILDERS & DEVELOPERS LLP (Developer): All that piece or parcel of land bearing CTS No. 497 (Pt.) admeasuring about 5876.5 Sq. Mtrs and land bearing CTS No 22(pt) admeasuring about 302.00 Sq. Mtrs, totally admeasuring about 6178.5 Sq. Mtrs., lying, being and situated at Village – Vadhavli, Taluka Chembur, Mumbai Suburban

The report reflecting the flow of the title of M/s. F.A. BUILDERS & DEVELOPERS LLP as the Developer on the said Plot is enclosed herewith as annexure.

Encl : Annexure.



FORMAT - A

(Circular 2/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID PLOT.

Sr. No.

- 1) Search report for 30 years from 1995 - 2024 taken from the Office of Sub-registrar by Search Clerk Mr. Sandeep Gaikwad, Vide Challan bearing GRN No.: **MH013446286202425E** dated **30/12/2024**.
- 2) It is reflected in the Property Card that the Government of Maharashtra is the Owner of all that piece or parcel of CTS No. 497 and CTS No. 22.
- 3) The said plot was being occupied by the Slum dwellers. Further, as per section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 the said Plot is declared as Slum.
- 4) Further, by virtue of Development Agreement dated 14/07/2005, the Association of Slum Dwellers by name of Jai Ambe Cooperative Housing Society (Proposed) through its Office bearers appointed M/s. F. A. Builder and Developer as the Developer, for the development of piece or parcel of land bearing CTS No. 497 & 22 (Pt) of Village Vadhavali, Chembur, Mumbai Suburban. The same is duly notarized by Y. G. BADAMI, Notary Public, Govt. of Maharashtra. Subsequently, Jai Ambe Cooperative Housing Society (Proposed) through its Office bearers also executed General Power of Attorney in favour of Mr. Aslam Patni, a Partner of M/s. F. A. Builder and Developer, appointing their lawful attorney for the piece or parcel of land bearing CTS No. 497 & 22 (Pt) of Village Vadhavali, Chembur, Mumbai Suburban.
- 5) Vide Letter of Intent bearing reference No. SRA/ENG/1163/MW/STGL/LOI dated 20/03/2010, issued by the Slum Rehabilitation Authority (for brevity hereinafter referred to as "SRA") in favour of F. A. Builder and Developer, wherein the SRA laid down certain conditions for the

development/commencement/implementation of S. R. Scheme on piece or parcel of Plot bearing C.T.S. No. 497 & 22 (Pt) of Village Vadhavli, Tal. Chembur, R.C. Marg, Chembur, Mumbai Suburban. In the letter of Intent dated 20/03/2010 the plot area for S R Scheme is mentioned as 5687.90 Sq. Mtrs.

- 6) Thereafter, the Assistant Registrar of Co-operative Society, SRA issued Certificate of Registration in the name of **Jai Ambe (Chembur Vadhavli) SRA Co-operative Housing Society Limited** on 25/06/2010 bearing reference No. एम.यू.एम./एस. आर. ए./एच. एस. जी./ (टी. सी.)/11840/२०१० under the Maharashtra Co-operative Societies Act, 1960.
- 7) Vide Intimation of Approval bearing reference No. SRA/ENG/2508/MW/STGL/AP dated 29/10/2010, issued by Slum Rehabilitation Authority and addressed to Developer - M/s. F. A. BUILDERS & DEVELOPERS, wherein SRA granted approval for the construction of the building(s) on the piece or parcel of Plot bearing C.T.S. No. 497 (Pt) and C.T.S. No. 22 (Pt), lying, being and situated at Village Vadhavli, Tal. Chembur, R.C. Marg, Chembur, Mumbai Suburban, subject to compliance of the terms and conditions mentioned therein.
- 8) Vide, letter dated 26/11/2012 bearing reference No. न. भू. अ. चेंबूर/वाढवली/ न. भू. क्र. २२ पैकी, ४९७ पै/ झो. पु. योजना/२०११/ मुलुंड issued by City Survey Officer, Chembur addressed to City Survey Officer, Slum Rehabilitation Authority, wherein the City Survey Officer, Chembur confirmed the area of the plot for rehabilitation scheme of Jai Ambe SRA CHS is 6178.5 Sq Mtrs, in manner as mentioned herein, being C.T.S. No. 22 (Pt) area admeasuring 302.00 Sq. Mtrs., out of the total area of 3056.9 Sq. Mtrs and C.T.S. No. 497 (Pt.) area admeasuring about 5876.5 Sq. Mtrs., out of total area admeasuring 19511 Sq. Mtrs, of Village Vadhavli, Chembur, Mumbai Suburban.
- 9) Vide Certificate of Registration On Conversion dated 19/01/2023 issued by Ministry of Corporate Affairs, wherein Ministry of Corporation Certified the change of conversion of the Developer firm i.e from "F. A. Builders & Developers",

Partnership Firm to “F.A. Builders & Developers LLP”, being Limited Liability Partnership.

10) Further, Slum Rehabilitation Authority issued revised Letter of Intent bearing reference No. **SRA/ENG/1163/MW/STGL/LOI** dated 30/06/2023, in favour of F.A. Builders & Developers LLP, wherein the SRA issued in principle Approval in the form of Revision Letter of Intent for the development of S. R. Scheme on Slum Plot bearing C.T.S. No. 22 (Pt) and C.T.S. No. 497 (Pt.) area admeasuring about 6178.5 Sq. Mtrs of Village Vadhavli, Chembur, Mumbai Suburban on the terms and conditions mentioned therein.

11) Further, Slum Rehabilitation Authority issued Amended Intimation of Approval, in favour of F.A. Builders & Developers LLP, bearing reference No. **SRA/ENG/2508/MW/STGL/AP** dated 10/07/2023, wherein SRA approved the amended Plans Submitted by the Architect Mr. Sameer V Kulkarni on the terms and conditions mentioned therein.

12) Commencement Certificate:

Slum Rehabilitation Authority issued commencement certificate bearing reference No. **SRA/ENG/1163/MW/STGL/AP** dated **08/01/2024** for the said Plot. Further the Commencement Certificate is extended upto plinth level for rehab Wing “B” of composite building for portion marked as A-B-C-D as per amended plans dated 10/07/2023.

13) Litigation if Any: Nil

We have conducted search at sub-registrar office and no Lis Pendens has been registered and on basis of the same it appears that there are no litigations on said Plot. Further, vide letter dated 27/12/2024, Developer has declared that there are no financial and legal encumbrance on the Said Plot.

14) Presently paper notice inviting claims (if any) from public at large with respect to the said Plot has been issued on 30/12/2024. However, prescribed time limit to submit claims (if any) has not lapsed yet. On request of my client, we are issuing

this interim title report and we shall issue final title report after expiry of time to submit claim (if any).

15) Since our scope of work does not include considering aspects within the domain of an architect or a surveyor, the title is only for the said Plot and not for any structure that are or were standing thereupon. In this title report, we have not commented on the rights of the occupant society and/or its member and/or the occupants on the Said Plot.

16) We have not carried out any search/investigation in respect of any pending litigations with respect to the property before any court of law.

17) We have not inspected the original documents mentioned herein and this Legal Title Report is based on the photocopies provided to us.

18) We have assumed that:

- All signatures and seals on any documents submitted to us are genuine
- There have been no amendments or changes to the documents examined by us and
- The legal capacity of all natural persons are as they purport it to be.

Date: 31/12/2024

Place: Navi Mumbai

For **KC & PARTNERS**



Mr. Parth Chande
Advocate