



FORMAT-A

(Circular No 28/2021)

To,

MahaRERA,

4th Floor, Housefin Bhavan, Plot No. C-21.

E-Block. Near Kamgar Bhavan, Behind RBI Building.

Bandra Kurla Complex. Bandra (East).

Mumbai-400 051.

LEGAL TITLE REPORT

Sub: (a) Various pieces and parcels of land admeasuring 27,152.10 square metres, with an area of 722.66 square meters kept in abeyance, resulting in a total area of 26429.44 square meters bearing CTS Nos. 610A/1A/1A (part), 612, 613, 614, 615, 616, 617, 618 (part), 620A/2/2 (part), 620A/3 (part) and 699 (part), lying, being and situated at Gokuldham, General Arunkumar Vaidya Marg, Goregaon (East), Mumbai-400 063 (hereinafter referred to as the "Entire Property"); and

(b) Title certificate with respect to a portion admeasuring 3759.38 square metres of the Entire Property (hereinafter referred to as the "said Property").

- 1) We have investigated the title of the said Property, on the request of **Alchemi Developers Private Limited**, a company incorporated under the provisions of the Companies Act. 2013, having its registered office at 7, Ground Floor, Krishna Kunj. S.V. Road, Malad (West), Mumbai 400 064 ("**Alchemi**"). We have perused the copies of the following documents i.e.:

1. **Description of the Entire Property:** Various pieces and parcels of land admeasuring 27,152.10 square metres, with an area of 722.66 square meters kept in abeyance, resulting in a total area of 26,429.44 square meters bearing CTS Nos. 610A/1A/1A (part), 612, 613, 614, 615, 616, 617, 618 (part), 620A/2/2 (part), 620A/3 (part) and 699 (part), lying, being and situated at Gokuldham, General Arunkumar Vaidya Marg, Goregaon (East), Mumbai 400 063.
2. **Description of the said Property:** A portion admeasuring 3759.38 square metres of the Entire Property, bearing CTS Nos. 612, 613, 614, 615, 616, 617

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and 699 (part) of Village Malad (East), Taluka Borivali, lying, being and situated at Gokuldharm General Arunkumar Vaidya Marg, Goregaon (East), Mumbai 400 063, shown in black colour hatched lines on the plan annexed hereto and marked as **Annexure "1"**.

3. **The documents of the plots:**

- 1) Copy of Notification dated 26th March, 1987 bearing No. SAA/MALAD/80/8, published on 23rd April, 1987 by the Deputy Collector (ENC), in the Maharashtra Government Gazette.
- 2) Copy of Notification dated 17th November, 1987 bearing No. SAA/MALAD/80/8A, published on 26th November, 1987 by the Deputy Collector (ENC), in the Maharashtra Government Gazette.
- 3) Copy of resolution passed in the general body meeting of New Shivaji Nagar Society held on 12th February, 2021.
- 4) Copy of Development Agreement dated 12th February, 2021, executed between New Shivaji Nagar Society of the one part and Alchemi of the other part.
- 5) Copy of Power of Attorney dated 12th February, 2021, executed by New Shivaji Nagar Society in favour of Alchemi.
- 6) Copy of acknowledgement dated 2nd March, 2021 issued by the Slum Rehabilitation Authority ("SRA"), in respect of the slum rehabilitation scheme submitted by Alchemi in respect of the New Shivaji Nagar Property, under File No. SRA/ED/OW/2021/9078.
- 7) Copy of letter dated 30th March, 2021 bearing No. SRA/CO/OW/2021/13454, issued by the Assistant Registrar of Societies, SRA.

- 8) Copy of letter dated 6th May, 2021 bearing No. SRA/STATUS/CIRCULAR-144/FC-NOC-970/2021/1053, issued by the Financial Controller, SRA.
- 9) Copy of application dated 7th May 2021 submitted by New Shivaji Nagar Society, under Section 3C (1) of the Maharashtra Slum Areas (Improvement, Clearance And Redevelopment) Act, 1971 ("**Slum Act**").
- 10) Copy of letter dated 20th May, 2021 issued by the Town Planning Department, SRA.
- 11) Copy of letter dated 28th May, 2021 issued by the Deputy Collector.
- 12) Copy of application dated 14th June, 2021, submitted by New Shivaji Nagar Society under Section 14(1) of the Slum Act.
- 13) Copy of letter dated 26th August, 2021, bearing No. SRA/EDOW/2021/30791/PS, issued by SRA.
- 14) Copy of order dated 17th May, 2022 passed by the CEO, SRA.
- 15) Copy of demarcation remark dated 30th June, 2022, made by City Survey Officer for New Shivaji Nagar Property.
- 16) Copy of Draft Annexure II dated 21st July, 2022, in respect of the New Shivaji Nagar Property.
- 17) Copy of Order dated 16th December, 2022, passed by the Deputy Collector.
- 18) Copy of Public Notice issued in Free Press Journal on 31st December, 2022.
- 19) Copy of Public Notice issued in Navakaal on 31 December, 2022.

- 20) Copy of Letter of Intent dated 7th February, 2023 bearing No. P-A/PVT/0091/20210820/LOI and No. P-A/PVT/0091/20220630/LOI.
- 21) Copy of Amalgamated Letter of Intent dated 8th January, 2024, bearing Nos.: P-S/PVT/ 0091/20210820/LOI, P-S/PVT/0099/20220630/LOI, P-S/PVT/0090/ 20210820/LOI and P-S/PVT/0089/20210820/LOI.
- 22) Copy of Letter of Intent dated 7th February, 2023 bearing No. P-A/PVT/0091/20210820/LOI and No. P-A/PVT/0091/20220630/LOI for New Shivaji Nagar Society.
- 23) Copy of order dated 8th March, 2024 passed by CEO, SRA to acquire the land parcel of 1,457.44 square meters of CTS No. 618 (part), 620A/2/2 (part) and 620A/3 (part) of village- Malad (East), Taluka - Borivali.
- 24) Copy of Certified Annexure II dated 10th April, 2024.
- 25) Copy of Notice date 15th October, 2024 of Housing Department, Government of Maharashtra has decided to acquire the land parcel of 1,457.44 square meters of CTS No. 618 (part), 620A/2/2 (part) and 620A/3 (part) of village- Malad (East), Taluka -Borivali.
- 26) Copy of the Indenture of Mortgage dated 12th September, 2024 registered before the Sub-Registrar Borivali – 6 under Serial No. BRL-6/20045/2024 entered into between Alchemi and ICICI Bank Limited.
- 27) Copy of Letter of intent dated 23rd December, 2024, bearing P-S/PVT/ 0091/20210820/LOI, P-S/PVT/0099/20220630/LOI, P-S/PVT/0090/ 20210820/LOI and P-S/PVT/0089/20210820/LOI.
- 28) Copy of Intimation of Approval dated 31st December, 2024 bearing P-S/PVT/0091/20210820/AP/S.

- 29) Copy of Commencement Certificate dated 10th January, 2025 bearing No. P-S/PVT/0091/20210820/AP/S.
- 30) Copy of SC Suit No. 1149 of 2021, filed before the Hon'ble City Civil Court at Mumbai, Dindoshi Branch.
- 31) Copy of Order dated 6th July, 2021, passed by the Hon'ble City Civil Court at Mumbai, Dindoshi Branch in draft notice of motion taken out in SC Suit No. 1149 of 2021.
- 32) Copy of Writ Petition (L) No. 5243 of 2022, filed before the Hon'ble Bombay High Court.
- 33) Copy of Interim Application (L) No. 12548 of 2022, filed by Alchemi in Writ Petition (L) No. 5243 of 2022.
- 34) Copy of order dated 18th April, 2022, passed by the Hon'ble Bombay High Court in Interim Application (L) No. 12548 of 2022, filed by Alchemi in Writ Petition (L) No. 5243 of 2022.
- 35) Copy of L. C. Suit No. 1285 of 2022, filed before the Hon'ble City Civil Court at Mumbai, Borivali Division, Goregaon, Mumbai.
- 36) Copy of order dated 17th June, 2022, passed by the Hon'ble City Civil Court, Dindoshi, in draft notice of motion taken out in L. C. Suit No. 1285 of 2022.
- 37) Copy of Appeal from Order No. 633 of 2022, filed before the Hon'ble Bombay High Court.
- 38) Copy of Interim Application No. 9921 of 2022 in Appeal from Order No. 633 of 2022, filed before the Hon'ble Bombay High Court.

- 39) Copy of Order dated 27th June, 2022, passed by the Hon'ble Bombay High Court in Interim Application No. 9921 of 2022 in Appeal from Order No. 633 of 2022.
- 40) Copy of Writ Petition No. 4843 of 2022, filed before the Hon'ble Bombay High Court.
- 41) Copy of order dated 17th November, 2022, passed by the Hon'ble Bombay High Court in Writ Petition No.4843 of 2022.
- 42) Copy of Writ Petition (L) No. 13068 of 2023, filed before the Hon'ble Bombay High Court.
- 43) Copy of Civil Writ Petition No. 8473 of 2023, filed before the Hon'ble Bombay High Court.
- 44) Copy of order dated 8th January, 2024, passed by the Hon'ble Bombay High Court in Civil Writ Petition No. 8473 of 2023.
- 45) Copy of Writ Petition No. 2271 of 2024, filed before the Hon'ble Bombay High Court.
- 46) Copy of order dated 25th October, 2024, passed by the Hon'ble Bombay High Court in Writ Petition No. 2271 of 2024.
- 47) Copy of Civil Suit No. 1441 of 2024 along with Notice of Motion No. 2610 of 2024, filed before the Hon'ble City Civil Court, Dindoshi at Mumbai, Borivali Division, Goregaon, Mumbai.
- 48) Copy of Civil Suit No. 2541 of 2024 along with Notice of Motion No.4078 of 2024, filed before the Hon'ble City Civil Court, Dindoshi at Mumbai, Borivali Division, Goregaon, Mumbai.

- 49) Copy of L. C. Suit No. 2542 of 2024 along with Notice of Motion No.4077 of 2024, filed before the Hon'ble City Civil Court, Dindoshi at Mumbai, Borivali Division, Goregaon, Mumbai.
- 50) Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 614, of Village Malad (East), Taluka Borivali, Mumbai.
- 51) Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 615, of Village Malad (East), Taluka Borivali, Mumbai.
- 52) Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 616 of Village Malad (East), Taluka Borivali, Mumbai.
- 53) Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 617 of Village Malad (East), Taluka Borivali, Mumbai.
- 54) Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 612 of Village Malad (East), Taluka Borivali, Mumbai.
- 55) Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 613 of Village Malad (East), Taluka Borivali, Mumbai.
- 56) Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 699 of Village Malad (East). Taluka Borivali, Mumbai.

- 57) Copy of Search Report dated 23rd December, 2020, for sixty (60) years from 1961 to 2020 in respect of a portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.
 - 58) Copy of Search Report dated 23rd December, 2020, for sixty (60) years from 1961 to 2020 in respect of another portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.
 - 59) Copy of Search Report dated 23rd December, 2020, for sixty (60) years from 1961 to 2020 in respect of another portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.
 - 60) Copy of Search Report dated 3rd January, 2024, from the year 2020 to 2024 in respect of a portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.
 - 61) Copy of Search Report dated 3rd January, 2024, from the year 2020 to 2024 in respect of another portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.
 - 62) Copy of Search Report dated 2nd January, 2025, for the year 2024 in respect of a portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.
 - 63) Copy of Search Report dated 2nd January, 2025, for the year 2024 in respect of another portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.
- 2) On perusal of the abovementioned documents relating to the said Property, and subject to what is stated herein, we are of the opinion that subject to Alchemi obtaining all applicable approvals, and other approvals being granted from time to time by the concerned authorities to Alchemi, Alchemi will be entitled to develop the said Property and construct the building(s) thereon.

Owner of the said Property:

Government of Maharashtra

Developer of the said Property:

Alchemi Developers Private Limited

- 3) The report reflecting the flow of the title on the said Property is enclosed herewith as an annexure.

Encl: Annexure

Date: 16th January, 2025



N. Bheru
IC Legal LLP
Advocate

Email id: bheru@iclegalindia.in

FORMAT-A

(Circular No.28/2021)

FLOW OF TITLE

1. Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 614 of Village Malad (East), Taluka Borivali, Mumbai.
2. Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 615, of Village Malad (East), Taluka Borivali, Mumbai.
3. Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 616, of Village Malad (East), Taluka Borivali, Mumbai.
4. Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 617 of Village Malad (East), Taluka Borivali, Mumbai.
5. Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 612 of Village Malad (East), Taluka Borivali Mumbai a portion of which forms part of the Entire Property.
6. Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 613 of Village Malad (East), Taluka Borivali, Mumbai, a portion of which forms part of the Entire Property.
7. Copy of Property Register Card issued on 22nd August, 2023, in respect of CTS No. 699 of Village Malad (East), Taluka Borivali, Mumbai.
8. Copy of Search Report dated 23rd December, 2020, for sixty (60) years from 1961 to 2020 in respect of a portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.

9. Copy of Search Report dated 23rd December, 2020, for sixty (60) years from 1961 to 2020 in respect of another portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.
10. Copy of Search Report dated 23rd December, 2020, for sixty (60) years from 1961 to 2020 in respect of another portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.
11. Copy of Search Report dated 3rd January, 2024, from the year 2020 to 2024 in respect of a portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.
12. Copy of Search Report dated 3rd January, 2024, from the year 2020 to 2024 in respect of another portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.
13. Copy of Search Report dated 2nd January, 2025, for the year 2024 in respect of a portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.
14. Copy of Search Report dated 2nd January, 2025, for the year 2024 in respect of another portion of the Entire Property, issued by title investigator Mr. Ganesh Y. Gawde.
15. **TITLE FLOW**
 - (a) The Government of Maharashtra is the owner of the 612, 613, 614, 615, 616, 617, and 699 (part), admeasuring 23,619 square meters of Village Malad (East), Taluka Borivali out of the Entire Property.
 - (b) Alchemi Developer Private Limited is owner of CTS No. 610A/1A/1A (part), admeasuring 1,353 square meters which forms a part of the Entire Property.
 - (c) By an Order dated 8th March, 2024 passed by CEO, SRA, it was directed to start the process of acquiring remaining part of the Entire Property

admeasuring 1,457.44 square meters, having CTS No. 618 (part), 620A/2/2 (part) and 620A/3 (part) of Village- Malad (East), Taluka -Borivali.

- (d) By the Notice dated 15th October, 2024, issued by the Deputy Secretary of the Government, Housing Department, bearing No. Bhusampa-2024/C.R.92/Zopani, the Government of Maharashtra has decided to acquire remaining part of the Entire Property admeasuring 1,457.44 square meters, having CTS No. 618 (part), 620A/2/2 (part) and 620A/3 (part) of Village-Malad (East), Taluka -Borivali.
- (e) By and under an Indenture of Mortgage dated 12th September, 2024 entered into between Alchemi and ICICI Bank Limited (hereinafter referred to as "**ICICI Bank**"), and registered before the Sub-Registrar Borivali – 6 under Serial No. BRL-6/20045/2024, Alchemi has mortgaged, inter alia the Mortgaged Properties (defined therein), as security for repayment of the loan / facility availed by the Alchemi from ICICI Bank.
- (f) By Notification dated 26th March, 1987 bearing No. SAA/MALAD/80/8 published on 23rd April, 1987 by the Deputy Collector (ENC), in the Maharashtra Government Gazette, and Notification dated 17th November, 1987 bearing No. SAA/MALAD/80/8A, published on 26th November, 1987 by the Deputy Collector (ENC), in the Maharashtra Government Gazette, the Entire Property has been declared as "slum area" under the provisions of the Slum Act.
- (g) Alchemi has informed us that there are various structures/hutments on the Entire Property ("**Entire Property Old Structures**"). The Entire Property Old Structures were / are occupied by various slum dwellers ("**Entire Property Slum Dwellers**").
- (h) Alchemi has informed us that some of the Entire Property Slum Dwellers, occupying some of the Entire Property Old Structures, on a portion admeasuring 16,033.55 square metres of the Entire Property, (hereinafter

referred to as "New Shivaji Nagar First Property"), and some of the Entire Property Slum Dwellers, occupying some of the Entire Property Old Structures, on a portion admeasuring 518.40 square metres of the said Property, (hereinafter referred to as "New Shivaji Nagar Second Property"), have formed New Shivaji Nagar SRA CHS (Proposed) ("New Shivaji Nagar Society"), shown in green colour wash on the plan annexed hereto and marked as Annexure "1". Unless referred to individually, New Shivaji Nagar First Property, and New Shivaji Nagar Second Property, are collectively referred to as "New Shivaji Nagar Property".

- (i) In the resolution passed in the general body meeting of New Shivaji Nagar Society held on 12th February, 2021, more than 51% of the slum dwellers having their structures/hutments New Shivaji Nagar Property, consented in favour of appointment of Alchemi, as the developer for implementation of the slum rehabilitation scheme on the New Shivaji Nagar Property.
- (j) By a Development Agreement dated 12th February, 2021, executed between New Shivaji Nagar Society of the one part and Alchemi of the other part, New Shivaji Nagar Society appointed Alchemi, as the developer of New Shivaji Nagar Property.
- (k) On 12th February, 2021, New Shivaji Nagar Society executed a notarized Power of Attorney in favour of Alchemi.
- (l) On 2nd March, 2021, Alchemi submitted to SRA, the proposed slum rehabilitation scheme in respect of the New Shivaji Nagar Society, under File No. SRA/ED/OW/2021/9078.
- (m) The Assistant Registrar of Societies, SRA, issued its no objection by its letter dated 30th March, 2021 bearing No. SRA/CO/OW/2021/13454 for appointment of Alchemi, as the developer, for redevelopment of the New Shivaji Nagar Society.

- (n) The Financial Controller, SRA, issued letter dated 6th May, 2021 bearing No. SRA/STATUS/CIRCULAR-144/FC-NOC-970/2021/1053 wherein it is inter alia remarked that Alchemi has sufficient net worth.
- (o) New Shivaji Nagar Society, submitted an application dated 7th May, 2021 to the SRA, under Section 3C (1) of the Slum Act, inter alia for declaration of the New Shivaji Nagar Property, as "slum rehabilitation area".
- (p) The Town Planning Department, SRA, by its letter dated 20th May, 2022, issued its no objection with respect to the slum rehabilitation scheme of New Shivaji Nagar Property.
- (q) The Deputy Collector, by its letter dated 28th May, 2021 issued its no objection for appointment of Alchemi, as the developer for redevelopment of the New Shivaji Nagar Property.
- (r) New Shivaji Nagar Society submitted an application dated 14th June, 2021, to the SRA, inter alia for acquisition of New Shivaji Nagar Property under Section 14(1) of the Slum Act.
- (s) The CTSO, SRA, by its letter dated 6th August, 2021, issued its no objection with respect to the slum rehabilitation scheme of the New Shivaji Nagar Property.
- (t) By a letter dated 26th August, 2021, bearing No. SRA/ED/OW/2021/30791/PS, the SRA accepted the slum rehabilitation scheme submitted by Alchemi in respect of the New Shivaji Nagar Property, subject to the conditions stated therein.
- (u) By an order dated 17th May, 2022, passed by the CEO, SRA, CTS Nos. 612 (part), 613(part), 614, 615, 616, 617 (part), 618 (part), 620A/3(part), 620A/2/2 (part) and 699(part), which includes the New Shivaji Nagar Property, were declared as "slum rehabilitation area" under Section 3C(1) of the Slum Act.

- (v) The City Survey Officer has issued demarcation remark dated 30th June, 2022, in respect of the New Shivaji Nagar Property.
- (w) The Deputy Collector issued Draft Annexure II dated 21 July, 2022, in respect of the New Shivaji Nagar Property.
- (x) By an order dated 16th December, 2022 passed by the Collector, it was held that CTS numbers comprising inter alia the New Shivaji Nagar First Property, have been mutated in the name of Pada Kanyacha, Government of Maharashtra in the revenue records i.e., 7/12 extracts and property card, and names of the occupiers have been deleted
- (y) On 31st December, 2022, the SRA has published public notices in Free Press Journal and Navakaal Newspaper, inter alia inviting third party claims to the acquisition of the New Shivaji Nagar Property under Section 14(1) of the Slum Act, within a period of 30 (thirty) days from the date of issue of the public notices.
- (z) SRA issued Letter of Intent dated 7th February, 2023 bearing No. P-A/PVT/0091/20210820/LOI and No. P-A/PVT/0091/20220630/LOI, for the amalgamated slum rehabilitation schemes inter alia of the New Shivaji Nagar First Property.
- (aa) Alchemi has informed us that on 13th March, 2023, New Shivaji Nagar Society filed a revised application under Section 14(1) of the Slum Act, for acquisition of the New Shivaji Nagar Second Property.
- (bb) The Deputy Collector issued certified Annexure II dated 10th April, 2024, in respect of the New Shivaji Nagar Property.

LETTER OF INTENT, INTIMATION OF APPROVAL AND COMMENCEMENT CERTIFICATE

- (a) SRA issued Letter of Intent dated 23rd December, 2024, bearing P-S/PVT/0091/20210820/LOI, P-S/PVT/0099/20220630/LOI, P-S/PVT/0090/20210820/LOI and P-S/PVT/0089/20210820/LOI, for implementation of amalgamated slum rehabilitation scheme, inter alia on the Entire Property. As per the Letter of Intent, out of the total area of the Entire Property i.e. 27,152.10 square meters, an area of 722.66 square meters is kept in abeyance as per DSLR and for the purpose of the scheme, the area of 26,429.44 square meters is considered.
 - (b) SRA issued Intimation of Approval dated 31st December, 2024 bearing P-S/PVT/0091/20210820/AP/S, inter alia for construction of Sale Wing A (part) and Sale Wing B, on a portion of the said Property.
 - (c) SRA issued Commencement Certificate dated 10th January, 2025 bearing No. P-S/PVT/0091/20210820/AP/S, for work up to plinth, in respect Sale Wing A (part) and Sale Wing B, on a portion of the said Property.
 - (d) Alchemi has informed us that Alchemi is constructing:
 - i. Sale Wing A (part) comprising of three (3) basements, ground floor, Three (3) floors comprising of retail shop, and Four (4) floors from the 4th floor to 7th floor (podium) and 8th Service floor, on a portion of the said Property: and
 - ii. Sale Wing B, starting from the Ninth (9th floor), till the thirty-Two (32nd floor), comprising Residential premises, above a portion of Sale Wing A (part).
16. The following litigations have been filed, inter alia in respect of the said Property:

- a) **M/s. Shree Developers and others v/s. Smt. Rama Marya Bare & Ors., SC Suit No. 1149 of 2021, before the Hon'ble City Civil Court at Mumbai, Dindoshi Branch.**

M/s. Shree Developers and others filed this suit before the Hon'ble City Civil Court at Mumbai, Dindoshi Branch, inter alia praying for specific performance of various agreements purportedly executed by Defendant Nos. 1 to 16 and/or their predecessors in title, in favour of M/s. Shree Developers, whereby they have agreed to sell all that piece and parcel of land admeasuring 7 acres 31 gunthas equivalent to 31.464 square metres, bearing Survey no. 266 corresponding to CTS Nos. 610, 612 to 617 and 699 of Village Malad (East). Taluka Malad (Andheri). M/s. Shree Developers and others took out a Notice of Motion, in this suit, inter alia seeking interim/ad-interim reliefs that pending the hearing of the suit, Defendant Nos. 1 to 16 be restrained by an order of injunction from in any manner alienating, encumbering, creating third party rights and disposing of the subject property. By an Order dated 6th July, 2021. The Hon'ble City Civil Court at Mumbai, Dindoshi Branch inter alia refused the notice of motion. The matter is pending before the Hon'ble City Civil Court at Mumbai, Dindoshi Branch. As on the date hereof, no injunction order has been passed in this suit, whereby Alchemi is restrained from developing the said Property.

- b) **Jaya Santosh Andher v/s. State of Maharashtra & Ors., Writ Petition (L) No. 5243 of 2022, before the Hon'ble Bombay High Court.**

Jaya Santosh Andher filed Writ Petition (L) No. 5243 of 2022. before the Hon'ble Bombay High Court, inter alia challenging the constitutional validity of Section 31 of the Slum Act. In this writ petition, Alchemi filed Interim Application (L) No. 12548 of 2022, inter alia praying to be impleaded as a party respondent to the writ petition. By an order dated 18th April, 2022, the Hon'ble Bombay High

Court was pleased to allow the Interim Application, and directed that Alchemi be impleaded as a party in the writ petition, and disposed off the Interim Application.

As on the date hereof, no injunction order has been passed in this writ petition, whereby Alchemi is restrained from developing the said Property.

- c) **Alchemi Developers Private Limited v/s. Municipal Corporation of Greater Mumbai, L. C. Suit No. 1285 of 2022, before the Hon'ble City Civil Court at Mumbai, Borivali Division, Goregaon, Mumbai.**

Alchemi filed this suit against BMC, inter alia challenging notice dated 12th May, 2022, order dated 6th June, 2022 and notice dated 7th June, 2022 issued by MCGM, inter alia stating that Alchemi has carried out unauthorised development on CTS No. 617 out of the said Property. Alchemi took out draft Notice of motion in this suit, inter alia for granting ad-interim reliefs by restraining MCGM from taking any action pursuant to their notice dated 12th May, 2022 and notice dated 7th June, 2022. By an order dated 17th June, 2022, the Hon'ble City Civil Court, Dindoshi, inter alia directed BMC to not take coercive action in respect of the notice structure till filing of reply, but refused to grant interim relief in respect of the notice structure in respect of notice dated 12th May, 2022. The suit is pending before the Hon'ble City Civil Court, Dindoshi. As on the date hereof, no injunction order has been passed in this suit, whereby Alchemi is restrained from developing the said Property.

- d) **Alchemi Developers Private Limited v/s. Municipal Corporation of Greater Mumbai, Appeal from Order No. 633 of 2022, before the Hon'ble Bombay High Court.**

Alchemi filed this Appeal from Order, inter alia challenging the order dated 17th June, 2022, passed by the Hon'ble City Civil Court,

Dindoshi, in draft notice of motion taken out in L. C. Suit No. 1285 of 2022. Alchemi took out Interim Application No. 9921 of 2022, in this Appeal from Order. By an Order dated 27th June, 2022, the Hon'ble Bombay High Court directed the parties to maintain status quo in respect of the subject structure mentioned in the Notice dated 12th May, 2022. The said Appeal from Order is pending before the Hon'ble Bombay High Court. As on the date hereof, no injunction order has been passed in this appeal from order, whereby Alchemi is restrained from developing the said Property.

- e) **Shree Jade Baslingeshwar Swami & Ors. v/s. State of Maharashtra & Ors., Writ Petition No. 4843 of 2022, before the Hon'ble Bombay High Court.**

New Shivaji Nagar Society and other societies occupying inter alia the Entire Property filed Writ Petition No. 4843 of 2022. before the Hon'ble Bombay High Court, inter alia against the State of Maharashtra, for the reliefs set out therein, inter alia praying that directions be given to SRA to initiate the acquisition process of the subject lands under Section 14(1) of the Slum Act. By an order dated 17th November, 2022, the Hon'ble Bombay High Court inter alia held that it is appropriate that the SRA takes decision on the application of the petitioners for acquisition, on its own merits in accordance with law and policy, expeditiously, preferably within three (3) months, and the writ petition was disposed off. No injunction order has been passed in this writ petition, whereby Alchemi is restrained from developing the said Property.

- f) **Ramesh Laxman Varli & Ors. v/s. State of Maharashtra & Ors., Writ Petition (L) No. 13068 of 2023, before the Hon'ble Bombay High Court.**

Ramesh Laxman Varli and others filed Writ Petition (L) No. 13068 of 2023 before the Hon'ble Bombay High Court, inter alia challenging the

constitutional validity of Section 3(c) of the Slum Act. As on the date hereof, no injunction order has been passed in this writ petition, whereby Alchemi is restrained from developing the said Property.

- g) **F. E. Dinshaw Charities & Anr. v/s. Smt. Rasikabai Janardan Mhatre & Ors., Civil Writ Petition No. 8473 of 2023, before the Hon'ble Bombay High Court.**

F. E. Dinshaw Charities and another have filed Writ Petition No. 8473 of 2023, before the Hon'ble Bombay High Court, inter alia challenging the order dated 16th December, 2022, passed by the Deputy Collector, wherein it was held that CTS numbers comprising the Entire Property, have been mutated in the name of Pada Kanyacha, Government of Maharashtra in the revenue records i.e. 7/12 extracts and property card, and names of the occupiers have been deleted. The said writ petition is pending. As on the date hereof no injunction order has been passed in this writ petition, whereby Alchemi is restrained from developing the said Property.

By the order dated 8th January 2024, passed by the Hon'ble Bombay High Court, it was recorded that the petition will not pertain to the assignment of the Single Judge and accordingly directed the matter to be removed from the board, while granting liberty to the petitioners to take appropriate steps and to supply a second set of documents, if so required.

However, the petitioners have, till date, failed to take any consequential steps in furtherance thereof.

- h) **S.P. Constructions v/s. Slum Rehabilitation Authority & Ors., Writ Petition No. 2271 of 2024 with Interim Application No. 1398 of 2024, before the Hon'ble Bombay High Court.**

S.P. Constructions filed the present writ petition challenging the Letter of Intent dated 8th January, 2024 and orders and permissions issued by the Chief Executive Officer, Slum Rehabilitation Authority.

Subsequently, the Petitioner sought to withdraw the Petition. By order dated 25th October, 2024, passed by the Hon'ble Bombay High Court, the writ petition, was disposed as withdrawn, and the Interim Application was also disposed off.

- i) **Prerna Kasar v/s. Jayshree Maskare & Ors., Civil Suit No. 1441 of 2024 along with Notice of Motion No. 2610 of 2024, before the Hon'ble City Civil Court, Dindoshi at Mumbai, Borivali Division, Goregaon, Mumbai.**

Prerna Kasar has filed this Civil Suit along with a Notice of Motion, inter alia, claiming that that she is the rightful owner of the suit premises and seeks the execution of a fresh redevelopment agreement along with her. Additionally, she has filed a Notice of Motion seeking ad-interim relief. The matter is presently pending before the Hon'ble City Civil Court at Dindoshi. As of the date hereof, no injunction order has been passed in this matter, whereby Alchemi is restrained from developing the said Property.

- j) **Vikas Rajshekhar Kondampalli v/s. Alchemi Developers Private Limited & Ors., Civil Suit No. 2542 of 2024 with Notice of Motion No. 4077 of 2024.**

The Plaintiff has filed this Civil Suit along with Notice of Motion, inter alia alleging that Alchemi has demolished their structures forcefully without providing temporary as well as permanent alternate accommodation in lieu of old tenement premises. The suit is pending before the Hon'ble City Civil Court, Dindoshi. As on the date hereof, no order injunction order has been passed in this matter, whereby Alchemi is restrained from developing the said Property.

- k) **Vinayak S/o Jaganath Halamadgi v/s. Alchemi Developers Private Limited & Ors., Civil Suit No. 2541 of 2024 with Notice of Motion No. 4078 of 2024 filed before the Hon'ble City Civil Court, Dindoshi at Mumbai.**

The Plaintiff has filed this Civil Suit along with Notice of Motion, inter alia alleging that Alchemi has demolished their structures forcefully without providing temporary as well as permanent alternate accommodation in lieu of old tenement premises. The suit is pending before the Hon'ble City Civil Court, Dindoshi. As on the date hereof, no order injunction order has been passed in this matter, whereby Alchemi is restrained from developing the said Property.

17. This Report on Title is restricted to the said Property. The reference of the Entire Property and the New Shivaji Nagar Property Property is given, only for setting out the title flow, and as the same is mentioned in the sanctioned plans, and is required by MahaRERA.
18. In issuing this Report on Title, we have not inspected the originals of any of the documents mentioned herein, and we have only inspected and relied on copies of documents provided to us, by Alchemi. Further, we have assumed the following, and the same have been confirmed by Alchemi:
- i. the information provided by Alchemi is accurate, not misleading and does not contain any misstatement;
 - ii. there are no encumbrances in respect of the said Property or any part thereof;
 - iii. save and except the litigations and proceedings set out herein, there are no other pending litigations and/or proceedings in respect /of the said Property;
 - iv. all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - v. all signatures and seals on any documents submitted to us are genuine;

- vi. there have been no amendments or changes to the documents examined by us;
 - vii. all documents submitted to us, are duly and validly executed and registered, and parties were entitled and competent to execute and register the same; and
 - viii. the legal capacity of all natural persons are as they purport it to be.
19. Our liability, whether in contract, tort (including negligence), breach of statutory duty or otherwise, arising under or in connection with any claim or series of connected claims, shall in all circumstances be limited to the fees received by us from Alchemi.

Date: 16th January, 2025



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Advocate

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