



FORMAT - A
(Circular No. 28/2021)

Date: 10.05.2024

To,
MahaRERA
Housefin Bhavan,
Near Reserve Bank of India, "E" Block,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to All that piece and parcel of plot of Land bearing Original Plot No. 230, Final Plot No. 245 of Town Planning Scheme No. V of Vile Parle (East), admeasuring about 1410.70 Sq. meters as per the Town Planning "B" Form having corresponding CTS no. 1704 & 1704/ 6 to 16 and 1705 of Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban situated at P. M. Road, Vile Parle (East), Mumbai - 400 057 (hereinafter referred to as **"the said Property"**).

We have investigated the title of the said Property and following documents on the request of Promoter - M/s. RR BRICKCON LLP, a limited liability partnership duly registered under the provisions of the Limited Liability Partnership Act, 2008, having its Registered office at



1013, Hubtown Solaris, N S Phadke Marg, Andheri (E), Mumbai – 400 069.

- a. **Description of the Property:** All that piece and parcel of plot of Land bearing Original Plot No. 230, Final Plot No. 245 of Town Planning Scheme No. V of Vile Parle (East), admeasuring about 1410.70 Sq. meters as per the Town Planning "B" Form having corresponding CTS no. 1704 & 1704/ 6 to 16 and 1705 of Village - Vile Parle (East), Taluka Andheri, District - Mumbai Suburban situated at P. M. Road, Vile Parle (East), Mumbai - 400 057.
- b. The documents of allotment of the plot (as per Annexure A attached)
- c. Search report for 42 years from 1981 to 2023
- d. Our Title Certificate dated 18.05.2023

On perusal of the above-mentioned documents and all other relevant documents relating to the said property we are of the opinion that the prima facie title of M/s. RR Brickcon LLP to develop the said Property more particularly stated in Schedule hereunder written as disclosed by the relevant documents, is marketable, free from all encumbrances and charges and that the said M/s. RR Brickcon LLP is entitled to develop the said property.

Owners of the land:

1. Bank of Baroda Bombay Employees Co-operative Housing Society Ltd., a Co-operative Society registered under the provisions of the Maharashtra Co – operative Societies Act, 1960, and Rules, 1961, under Serial no. 5622/ 1978, bearing CTS no. 1704 & 1704/ 6 to 16 and 1705 of Village - Vile Parle (East), Taluka Andheri, District - Mumbai Suburban situated at P. M. Road, Vile Parle (East), Mumbai - 400 057
2. Qualifying comments/remarks (as per Annexure C attached)



The report reflecting the flow of the title of the promoter, M/s. RR Brickcon LLP on the said land is enclosed herewith (as Annexure D attached)

Encl: Annexure.


Advocate

(Stamp)



Date: 10.05.2024

Annexure A: Documents of allotment of the property

- i.** Conveyance Deed dated 10.04.1962 registered with Sub-Registrar of Assurance, Bombay under Sr. No. BND – 1043 – 1962, indexed and registered on 21.04.1962
- ii.** Order of bi-furcation of the Society passed by the office of the Deputy Registrar of Co-operative Societies, K-East, bearing No. Mumbai/Upni/K Purva/Vibhajan-Nirmal/san 19/532 dated 24th May, 2019
- iii.** Development Agreement dated 31.03.2023, duly registered with the Office of Sub – Registrar of Assurances at Serial no. BDR – 18 – 7253 – 2023 on 25.04.2023
- iv.** Specific Power of Attorney dated 31.03.2023, duly registered with the Office of Sub – Registrar of Assurances at Serial no. BDR – 18 – 7260 – 2023 on 25.04.2023
- v.** Search Report dated 18.04.2023 carried out by search clerk S. D. Jadhav
- vi.** Public Notices published on 17.03.2023 in Free Press in English and Navshakti in Marathi
- vii.** Property Cards of property bearing All that piece and parcel of plot of Land bearing Original Plot No. 230, Final Plot No. 245 of Town Planning Scheme No. V of Vile Parle (East), admeasuring about 1410.70 Sq. meters as per the Town Planning "B" Form having corresponding CTS no. 1704 & 1704/ 6 to 16 and 1705 of Village - Vile Parle (East), Taluka Andheri, District - Mumbai Suburban situated at P. M. Road, Vile Parle (East), Mumbai - 400 057.
- viii.** Our Title Certificate dated 18.05.2023



Annexure B: Property Card - Mutation Entry Details

Mutation entry done by City Survey office, Vile Parle

Sr. No.	CTS No.	Mutation Entry No.	Mutation Entry Date
1	1704	2102	14.03.2023
2	1704/6	-NA-	-NA-
3	1704/7	-NA-	-NA-
4	1704/8	-NA-	-NA-
5	1704/9	-NA-	-NA-
6	1704/10	-NA-	-NA-
7	1704/11	-NA-	-NA-
8	1704/12	-NA-	-NA-
9	1704/13	-NA-	-NA-
10	1704/14	-NA-	-NA-
11	1704/15	-NA-	-NA-
12	1704/16	-NA-	-NA-
13	1705	-NA-	-NA-

Date: 10.05.2024


Advocate

(Stamp)



Annexure C: Qualifying comments/remarks :

1. It appears that, by a Conveyance dated 10th April, 1962 registered at the office of the Sub-registrar of Assurances at Bandra under Sr. No. BND/1043 of 1962, land admeasuring in the aggregate 2053 sq. yds., i. e. to say 1716.56 sq. mtrs. bearing C. T. S. No. 1704, 1704/1 to 16 and 1705 of Village Vile Parle (East), Mumbai Suburban District, bearing Corresponding F. P. No. 245 and 279 of Vile Parle Town Planning Scheme No. V, was purchased by The Bank of Baroda Limited Bombay Employees Co-operative Housing Society Limited.
2. It appears that, upon the Bank of Baroda Limited being renamed as Bank of Baroda, the name of the aforesaid Society too came to be changed to The Bank Of Baroda Bombay Employees Co-operative Housing Society Limited although requisite corrections in this behalf had remained to be done in the records of the concerned authorities like Town Planning Authority as also the office of the City Survey.
3. It appears that, by an order of bi-furcation of the Society passed by the office of the Deputy Registrar of Co-operative Societies, K-East, bearing No. Mumbai/Upni/K Purva/Vibhajan-Nirmal/san 19/532 dated 24th May, 2019, the said Bank Of Baroda Bombay Employees Co-operative Housing Society came to be bifurcated by which order the original registration number and name of the said Society being the Society herein was retained and a new Society, viz., Nirmal Co-operative Housing Society Limited, came to be registered under No. MUM/HSG/TC/16168/2019 dated 24th May, 2019 to which Society a part of the aforesaid land, bearing Plot No. 279 and bearing C. T. S. No. 1704/1 to 5 alongwith the Building "Nirmal" standing on the said part came to be transferred, the said order further directing the said Nirmal Co-operative Housing



Society Limited to take necessary steps for getting transferred to its name in the records of all concerned authorities the part of the said land thus transferred to it by the said order although as per the information available to the Society, the said Nirmal Co-op. Hsg. Scty. Ltd. till date has not taken any steps in this behalf.

4. It appears that, in view of the order dated 24th May, 2019, the Society is fully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of plot of Land more particularly described in the Schedule hereunder written, admeasuring in the aggregate 1410.70 sq. mtrs. bearing C. T. S. No. 1704, 1704/6 to 16 and 1705 of Village Vile Parle (East), Mumbai Suburban District, bearing Corresponding F. P. No. 245 of Vile Parle Town Planning Scheme No. V (hereinafter referred to as **"the said Property"**) together with the buildings "Sahakar" and "Prabhat" (hereinafter referred to as **"the Existing Buildings"**) standing thereon subject only to the requisite corrections in this behalf being carried out in the records of all the concerned Authorities.
5. It appears that, the said Property has been awarded F. P. no. 245 vide Sr. no. 210 (Form I under Rule 6(v) and 21(I)), TPS Scheme V admeasuring aggregate 1410.70 sq. mtrs. The area of the said Property as per Property Card (subsequent to nutation entry no. 2102 on 14.03.2023) is 1799.8 sq. mtrs.
6. It appears that, the said society intended to redevelop the said property and accordingly under Development Agreement dated 31.03.2023 duly registered with Sub-Registrar of Assurance on 25.04.2023 under Serial No. BDR – 18 – 7253 - 2023, the society has granted development rights in respect of the said property to the said M/S. RR BRICKCON LLP for the consideration and on terms and conditions stated therein.



7. It appears that, pursuant to the said Development Agreement dated 31.03.2023, the society has also executed a Power of Attorney dated 31.03.2023 in favour of the partners of the said M/S. RR BRICKCON LLP. The said Power of Attorney dated 31.03.2023 is also duly registered with Sub-Registrar of Assurance on 25.04.2023 under Serial No. BDR – 18 – 7260 - 2023.
8. We had published public notice in two newspapers namely Free Press Journal in English and Nav Shakti in Marathi on 17.03.2023 inviting objection from any person having any share, right, title and interest in the said Property and to be submitted to them within 14 days from the date of publication of the said Public Notice. In response to the said Public Notice we have received no objection from any person/ entity.
9. We refer to and rely upon the Search Report dated 18.04.2023 carried out by search clerk S. D. Jadhav stating no charge or encumbrance is found on the said property.
10. In the circumstances, we hereby certify that, in our opinion, subject to whatever stated above, the prima facie title of M/S. RR BRICKCON LLP to develop the said Property more particularly stated in Schedule hereunder written as disclosed by the relevant documents, is marketable, free from all encumbrances and charges and that the said M/S. RR BRICKCON LLP is entitle to develop the said property. This Title Certificate has been issued on the strict understanding and agreement that the same is for the limited purpose of prima facie certification of title for the development of the said Property and for no other purpose, it being clearly agreed and understood that the certification for any other purpose shall be issued after due investigation of title, as such advocate may deem fit.



11. It is also observed that the name of the society is recorded on the property card of the said property.
12. No objections were received in reply to the published public notices in two newspapers Times of India in English and Nav Shakti in Marathi on 17.03.2023 inviting objection from any person having any share, right, title and interest in the said Property and to be submitted to them within 14 days from the date of publication of the said Public Notice. In response to the said Public Notice and accordingly we had issued our Title Certificate dated 18.05.2023 and ever since then we have not received objection from any person till the date of issue of this Certificate.
13. In the circumstances, we hereby certify that, in our opinion, subject to whatever stated above, the prima facie title of M/S. RR BRICKCON LLP to develop the said Property more particularly stated in Schedule hereunder written as disclosed by the relevant documents, is marketable, free from all encumbrances and charges and that the said M/S. RR BRICKCON LLP is entitled to develop the said property. This Title Certificate has been issued on the strict understanding and agreement that the same is for the limited purpose of prima facie certification of title for the development of the said Property and for no other purpose, it being clearly agreed and understood that the certification for any other purpose shall be issued after due investigation of title, as such advocate may deem fit.
14. Further it being clearly agreed and understood that this Title Certificate is issued on perusal of the photocopies of documents and averments made in Agreements, Papers and Documents referred above and that no original documents are produced before us and we have relied upon the photocopies of documents produced before us.



IT MAY BE NOTED THAT:

- a. We have not visited/inspected any part of the Demised property or any part thereof;
- b. We have only seen copies of documents furnished to us and referred herein;
- c. The aspects of zoning, permitted use, reservation/set back (if any), development potential/Floor Space Index and developability of the Demised Property fall within the scope of an architect review and we express no views about the same; and
- d. The following has been assumed by us:
 - i. Copies of documents/papers provided to us are precise and genuine copies of originals
 - ii. Each document/paper has been signed/executed by persons purporting to sign/execute the same and such person has full authority and power to do so; and
- e. In no circumstances, shall the cumulative liability, if any, of our firm viz. Messrs. Kirti Nagda & Associates, Advocates & Notary, its Associates or employees, in connection with the preparation or issue of this Report on Title, exceed the professional fees paid by M/S. RR BRICKCON LLP to us in that behalf.

Date: 10.05.2024

Thanking you.



Advocate



Annexure D: FLOW OF THE TITLE OF THE SAID LAND

Sr. No.	Particulars	Particulars
1	P. R. Card	Property Card of property bearing Final Plot No. 245 of Town Planning Scheme No. V of Vile Parle (East), admeasuring about 1410.70 Sq. meters as per the Town Planning "B" Form having corresponding CTS no. 1704 & 1704/ 6 to 16 and 1705 of Village - Vile Parle (East), Taluka Andheri, District - Mumbai Suburban situated at P. M. Road, Vile Parle (East), Mumbai - 400 057
2	Mutation Entry	Dated 14.03.2023
3	Search Report	Search Report dated 18.04.2023 carried out by search clerk S. D. Jadhav
4	Any other relevant title	N.A.
5	Litigations if any:	N.A.

Date: 10.05.2024

Thanking you.


Advocate

