

FORMAT-A

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

To

MahaRERA

Plot No.C-21, E-Block, Near Kamgar Bhavan
Behind RBI Building, Bandra Kurla Complex
Bandra (E), Mumbai-400051.

LEGAL TITLE REPORT

Sub: Title certificate with respect to all that piece or parcel of land bearing C.S No. 608, area admeasuring about 654.59 Sq. mtrs., lying, being and situated at Division Matunga in F/N Ward, Matunga (East) Mumbai 400019 (hereinafter referred as *"the Said Plot"*).

We have investigated the title of the said plot on the request of **M/s. ROOPVENTURES LLP** and following documents i.e.: -

- 1) Description of the Plot.
- 2) Copy of Property Card of land bearing C.S No. 608.
- 3) Copy of Will dated **16/09/2002**.
- 4) Copy of Testamentary Petition No. **79** of **2004** and Probate for Will dated **16/12/2005** issued by Hon'ble High Court, Bombay.
- 5) Copy of Transfer Deed dated **29/07/2006**, bearing Registration Document Serial No. **BBE-1/7618/2006**.
- 6) Copy of Development Agreement dated **15/03/2024**, bearing Registration Document Serial No. **BBE-2/6436/2024**.
- 7) Copy of Power of Attorney dated **15/03/2024**, bearing Registration Document Serial No. **BBE-2/6437/2024**.
- 8) Copy of Supplemental Deed to Development Agreement dated **05/12/2024**, bearing Registration Document Serial No. **BBE-2/28353/2024**.



- 9) Copy of Letter of Intent bearing No. **FN/PVT/0019/20240516/LOI** dated **25/02/2025**.
- 10) Copy of Commencement certificate dated **12/08/2025**, bearing No. **FN/PVT/0019/20240516/AP**.
- 11) Search report for 24 years from 2002 till 2025.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said plot, we are of the opinion that the title of **Mr. Harshul Krishnakant Gandhi** as the Lessee/Leasehold right Holder and **M/s. Roopventures LLP** as the Developer/ Promoter is clear, marketable and without any encumbrances.

LESSOR/ LESSEE / DEVELOPER OF THE SAID PLOT:

- A) Municipal Corporation of Greater Mumbai (MCGM)- (Lessor/Owner):** All that piece or parcel of land bearing C.S No. 608, area admeasuring about 654.59 Sq. mtrs., lying, being and situated at Division Matunga in F/N Ward, Matunga (East) Mumbai 400019.
- B) Harshul Krishnakant Gandhi- (Lessee/Leasehold right Holder):** All that piece or parcel of land bearing C.S No. 608, area admeasuring about 654.59 Sq. mtrs., lying, being and situated at Division Matunga in F/N Ward, Matunga (East) Mumbai 400019.
- C) M/s. Roopventures LLP- (Developer/Promoter):** All that piece or parcel of land bearing C.S No. 608, area admeasuring about 654.59 Sq. mtrs., lying, being and situated at Division Matunga in F/N Ward, Matunga (East) Mumbai 400019.

The report reflecting the flow of the title of **Mr. HARSHUL KRISHNAKANT GANDHI** as the Lessee/Leasehold right Holder and **M/s. ROOPVENTURES LLP** as the Developer/Promoter 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 24 years from 2002 – 2025, Vide Challan bearing GRN No.: **MH008003185202526E** dated **03/09/2025**.
- 2) On perusal of Property Card, it appears that **Municipal Corporation of Greater Mumbai (MCGM)** is the Lessor and **Chandraprabha Jayantilal Gandhi** was the Lessee of all that piece or parcel of land bearing C.S No. 608, area admeasuring about 654.59 Sq. mtrs., lying, being and situated at Division Matunga in F/N Ward, Matunga (East) Mumbai hereinafter collectively referred to as “*the Said Plot*”).
- 3) Thereafter, Chandraprabha Jayantilal Gandhi died on **14/05/2003**, leaving behind her Will dated **16/09/2002**, wherein she gave, devised and bequeathed all her leasehold rights, title, interest and benefits with respect to the Said Plot to her grandson **Mr. Harshul Krishnakant Gandhi** along with other specific properties to her family members as stipulated therein and appointed 1) Natwarlal Jivanlal Gandhi, 2) Jitendra Jivanlal Gandhi and 3) Rajendra Jivanlal Gandhi as the Executors and Trustees of her Will, as per terms and conditions mentioned therein (hereinafter referred to as “*the said Chandraprabha’s Will*”).
- 4) 1) Natwarlal Jivanlal Gandhi, 2) Jitendra Jivanlal Gandhi and 3) Rajendra Jivanlal Gandhi being Executors and Trustee of the *said Chandraprabha’s Will* filed a Testamentary Petition No. **79** of **2004** before the Hon’ble Court of Bombay for obtaining Probate of the *said Chandraprabha’s Will*. Subsequently, the Hon’ble High Court Bombay allowed the said Petition and granted Probate dated **16/12/2005** for the *said Chandraprabha’s Will* in the name of 1) Natwarlal Jivanlal Gandhi, 2) Jitendra





Jivanlal Gandhi and 3) Rajendra Jivanlal Gandhi, who was the Executors of the *said Chandraprabha's Will*.

- 5) Vide Transfer Deed dated **29/07/2006**, 1) Natwarlal Jivanlal Gandhi, 2) Jitendra Jivanlal Gandhi and 3) Rajendra Jivanlal Gandhi being Executors and Trustee of the *said Chandraprabha's Will and her Testament*, therein referred to as "*the Releasors/Transferors*", Party of the **One Part**, transferred, conveyed and assigned all the leasehold rights, title, interest and benefits with respect of the said Plot in their capacity as the Executors and Trustees to the Estate of Late Chandraprabha Jayantilal Gandhi in favour of **Mr. Harshul Krishnakant Gandhi**, therein referred to as "*the Beneficiary/Transferee*", Party of the **Other Part**, on the terms and conditions mentioned therein and the same is duly registered before the Office of Sub-Registrar of Assurances at Mumbai, bearing Registration Document Serial No. **BBE-1/7618/2006** dated **29/07/2006** (hereinafter referred to as "*the said Transfer Deed*").
- 6) Vide Development Agreement dated **15/03/2024**, Mr. Harshul Krishnakant Gandhi therein referred to as "*the Lessee*", Party of the **First Part** sold, transferred and assigned all his development rights, title, interest and benefits with respect to the said Plot in favour of **M/s. Roopventures LLP** therein referred to as "*the Developers*", Party of the **Second Part**, on the terms and conditions mentioned therein and the same is duly registered before the Office of Sub-Registrar of Assurances at Mumbai, bearing Registration Document serial No. **BBE-2/6436/2024** dated **16/03/2025** (hereinafter referred to as "*the said Development Agreement*").

It is recorded in the said Development Agreement:

- i. By virtue of Indenture of Lease dated **24/01/1962**, Municipal Corporation of Greater Mumbai (MCGM) therein referred to as "*the Corporation/Lessor*"





party of the **First Part**, Somanchi Yegganna Sastry as the Municipal Commissioner, Party of the **Second Part** lease, transfer and assign all their leasehold rights, title, interest and benefits with respect to the said Plot along with Building structure standing thereon known as “*Krishna*” comprising of Ground + part three Upper Floors with a staircase room and two closed motor garages for a period of 999 years commencing from 08/05/1941 in favour **Chandraprabha Jayantilal Gandhi**, therein referred to as “*the Lessee*”, Party of the **Sixth Part** and Nandlal Narandas Patwari as the Building Tenant, Party of the **Third Part**, Parmanandas Narandas Patwari, Party of **Fourth Part** and Chhotalal Maganlal Shah, Party of the **Fifth Part** confirm the same on the terms and conditions mentioned therein. The same is duly registered before the Office of Sub-registrar of Assurances at Bombay, bearing Registration Document Serial No. **BOM-818/1962**;

- 7) In Pursuance of the said Development Agreement a Separate Power of Attorney dated **15/03/2024** has been executed by Mr. Harshul Krishnakant Gandhi with respect to the said Plot in a favour of **Mr. Parshva Paras Kothari** Partner of **M/s. Roopventures LLP** therein referred to as “*the Attorneys*”, on the terms and conditions mentioned therein and the same is duly registered before the Office of Sub-Registrar of Assurances at Mumbai, bearing Registration Document Serial No. **BBE-2/6437/2024** (hereinafter referred to as “*the said Development Agreement*”).
- 8) Further, a Supplemental Deed to Development Agreement dated **05/12/2024**, has been executed by Mr. Harshul Krishnakant Gandhi therein referred to as “*the Lessee*”, Party of the **First Part** and M/s. Roopventures LLP therein referred to as “*the Developers*”, Party of the **Second Part**, wherein the Party of the First Part and Second Part varied and modified certain terms and conditions of the said Development Agreement with respect to the said Plot, on the terms and conditions mentioned therein. The same is



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duly registered before the Office of Sub-registrar of Assurances at Mumbai, bearing registration Document serial No. **BBE-2/28353/2024** dated **05/12/2024** (hereinafter referred to as “*the said Supplemental Deed to Development Agreement*”).

- 9) Vide Letter of Intent bearing reference No. **FN/PVT/0019/20240516/LOI** dated **25/02/2025**, issued by the Slum Rehabilitation Authority (SRA) and addressed to Architect Sheetal Nikare of M/s. S.S. Associates and Developer M/s. Roopventures LLP, wherein the SRA laid down certain conditions for the development/commencement/implementation of S.R. Scheme on the said Plot.
- 10) **M/s. Roopventures LLP** became entitled and enjoyed to construct building/s as per Plans sanctioned/ to be sanctioned and development permission granted/ to be granted by Slum Rehabilitation Authority (SRA), vide Commencement Certificate dated **12/08/2025**, bearing No. **FN/PVT/0019/20240516/AP** as may amended from time to time.
- 11) 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.
- 12) Presently paper notice inviting claims (if any) from public at large with respect to the said Plot has been issued on **05/09/2025**, however, prescribed time limit to submit claims (if any) has not lapsed yet. Hence, on request of our client, we are issuing this interim title report and we shall issue final title report after expiry of time to submit claim (if any).





- 13) 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.
- 14) We have not inspected the original documents mentioned herein and this Legal Title Report is based on the photocopies provided to us.
- 15) 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: 05/09/2025

Place: Navi Mumbai

For KC & PARTNERS



Mr. Parth Chande
Advocate

