

CECIL SAM PHILIP

ADVOCATE, HIGH COURT, BOMBAY

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Date: 30th September, 2025

To,

The Maharashtra Real Estate Regulatory Authority (MAHARERA)

6th & 7th Floor, Housefin Bhavan,

Plot No: C - 21, E - Block,

Bandra Kurla Complex,

Bandra (E), Mumbai – 400 051

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that piece and parcel of land admeasuring about 2682.13 square meters or thereabouts on the plot bearing C.S. Nos. 327/10 and 900/10 [Old C.S. No. 544 (pt.)] of Matunga Division, Dadar Matunga Estate (North) Scheme No. VI.327/10, 900/10, Road No.4, Laxmi Narayan Lane, Matunga Central, Mumbai-400 019, ("**said Land**").

I have investigated the title of the said Land on the request of my Client **J. P. Infra (Mumbai) Private Limited**, a private limited company incorporated under the provisions of the Companies Act, 1956 and existing under the provisions of Company Act, 2013 and having its registered office address at 401-402, 4th Floor, Viraj Tower, Western Express Highway, Near WEH Metro Station, Andheri (East) Mumbai – 400 093 who are in the process of developing a proposed Real Estate Project on the said Land, in consonance with the following documents i.e.

1. Description of the said Land:

All that piece and parcel of land admeasuring 2682.13 square meters or thereabouts on the plot bearing C.S. Nos. 327/10 and 900/10 [Old C.S. No. 544 (pt.)] of Matunga Division, Dadar Matunga Estate (North) Scheme No. VI.327/10, 900/10 Road No.4, Laxmi Narayan Lane, Matunga Central, Mumbai – 400 019 in F/N ward, in the Mumbai Island City in the registration district and Island city.

2. The Documents of Allotment of said Land:

- a) Letter of Intent (**LOI**) bearing No. AC/Estates/485973/A.O.(Soc)/Soc-II dated 04th September, 2023 issued by Municipal Corporation of Greater Mumbai ("**the MCGM**") under the provisions of Regulation 33(7) of the Development Control & Promotion Regulation – 2034 for Greater Mumbai (DCPR-2034) for the development of the said Land in the name of my Client, **M/s. J. P. Infra (Mumbai) Private Limited**.
 - b) Intimation of Disapproval (**IOD**) bearing no. P-17693/2023/(327/10 And Other/F/North/MATUNGA/IOD/1/New dated 14th May, 2025, issued by the BrihanMumbai Municipal Corporation ("**BMC**") sanctioning the plans for putting up construction of multistoried building on the said Land.
 - c) Tripartite Agreement dated 1st August 2025 duly stamped and registered with the Office of Jt. Sub-Registrar of Assurance, Mumbai No. 4 under Sr. No. MBE4-16182-2025 dated 04th August 2025 executed between BrihanMumbai Municipal Corporation as party of the First Part, B.I.T. 2 R.T. Co-operative Housing Society Limited as party of the Second Part and M/s. J. P. Infra (Mumbai) Private Limited as party of the Third Part, in respect of the development of said Land.
3. Property Register Cards issued by the City Survey Office, Mumbai in the name of Municipal Corporation of Greater Mumbai as the holder/lessor in respect of the said Land.
4. Search report of searches taken with the offices of the Sub-Registrar of Assurances at Mumbai City, Bandra and Andheri Taluka for a period of 41(Forty- One) years from 1984 to 2025.
5. Public Notice issued in respect of the said Land as made available by my Client.

On perusal of the above-mentioned documents and all other relevant documents, I am of the opinion that the development rights and interests of my Client namely J. P. Infra (Mumbai) Private Limited to develop the said Land is clear and marketable as per the terms and conditions of the Tripartite Agreement dated 01st August 2025, Letter of Intent dated 4th September, 2023 and Intimation of Disapproval dated 14th May, 2025 issued by BMC.

Owners of the said Land: Municipal Corporation of Greater Mumbai

| Sr. nos. | CTS Nos. | Owners record as per Property Register Card |
|----------|----------|---|
| 1. | 327/10 | Municipal Corporation of Greater Mumbai |
| 2. | 900/10 | Municipal Corporation of Greater Mumbai |

Developer of the said Land: J. P. Infra (Mumbai) Private Limited

6. The report reflecting the flow of the entitlement of my Client to redevelop the said Land is enclosed herewith and marked as **Annexure A**.

Yours faithfully



Cecil Sam Philip
Advocate, High Court



Dated :- 30th September, 2025

Encl: Annexure A

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FORMAT- A (Circular No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sub: Title flow of all that piece and parcel of land admeasuring about 2682.13 square meters or thereabouts on the plot bearing C.S. Nos. 327/10 and 900/10 [Old C.S. No. 544 (pt.)] of Matunga Division, Dadar Matunga Estate (North) Scheme No. VI.327/10, 900/10 Road No.4, Laxmi Narayan Lane, Matunga Central, Mumbai – 400 019, (“said Land”).

Sr. nos.

- 1) The Property Register Cards with respect to the said Land stands in the name of Municipal Corporation of Greater Mumbai.
- 2) Mutation Entries recording Ownership – Not applicable.
- 3) The Search Reports for 41 years from the period 1984-2025 taken from the offices of the Sub-Registrar of Assurances at Mumbai City.
- 4) Any other relevant title:-

The Details of the Documents evidencing the development rights of my Client in respect of the said Land are mentioned below: -

- a. Letter of Intent (LOI) bearing No. AC/Estates/ 485973/ A.O.(Soc)/Soc-II dated 04th September, 2023 issued by Municipal Corporation of Greater Mumbai (“MCGM”) under the provisions of DCPR-2034 for the development of the said Land in the name of my Client **J. P. Infra (Mumbai) Private Limited**.
- b. Intimation of Disapproval (IOD) bearing No. P-17693/2023/(327/10 And Other/F/North/MATUNGA/IOD/1/New dated 14th May, 2025, issued by the BrihanMumbai Municipal Corporation (“BMC”) sanctioning the plans for putting up construction of multistoried building on the said Land.

- 5) **Litigation if any:** As on the date of issuance of this Certificate, it is hereby confirmed that there are no litigations, in respect of the said Land on which the Real Estate Project is being developed.

Further, I have been informed by my Client that the registration formality of the Real Estate Project that would be developed on the said Land with Maharashtra Real Estate Regulatory Authority shall be obtained and completed on their part in due course.

In the light of the above, the right and interest of my Client namely M/s. J. P. Infra (Mumbai) Private Limited is clear and marketable in respect of the said Land as per the terms and conditions of the Tripartite Agreement dated 01st August 2025, Letter of Intent dated 4th September, 2023 issued by MCGM and Intimation of Disapproval dated 14th May, 2025 issued by BMC.

Dated this 30th day of September, 2025



Cecil Sam Philip
Advocate, High Court

