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16th June, 2025
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FORMAT - A
(Circular No. 28 of 2021)

To,
Maharashtra Real Estate Regulatory Authority
3rd Floor, "A" Wing, Slum Rehabilitation Authority,
Administrative Building, Bandra East, Mumbai - 400051

Dear Sirs,

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Final Plot No. 963 and Final Plot No.964, TPS IV, Mahim, situate between Kakasaheb Gadgil Marg and Nardulla Tank Road also known as Khed Gully, Dadar (West), Mumbai - 400 028 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter collectively referred to as "the said Plot")

We have investigated the title of the said Plot on the request of **Suraj Estate Developers Limited**, a company governed by the provisions of the Companies Act, 2013, having its Corporate Identification No. U99999MH1986PLC040873 and registered office at 301, Aman Chambers, 3rd Floor, Opp.Bengal Chemicals, Veer Savarkar Marg, Prabhadevi, Mumbai-400 025, (hereinafter referred to as "the Company").

1. In the course of investigation, we have examined the following documents:-

Plot "A" - F. P. No. 963

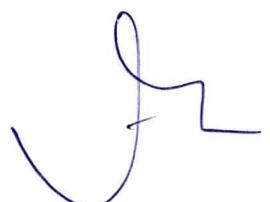
I. **Description of the property**

ALL THAT piece or parcel of land or ground admeasuring as per Property Card 445.65 sq. mtrs. or thereabouts alongwith a building known as 'Kripasiddhi' standing thereon comprising of ground plus 3 upper floors having 11 residential flats situate, lying and being at

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F.P. No.963, TPS IV, Junction of Kakasaheb Gadgil Marg and Shankar Ghanekar Marg, Dadar (West), Mumbai - 400 028 in the registration district and sub-district of Mumbai City and Mumbai Suburban.

- II. (i) Conveyance Deed dated 17th June, 1968 registered with the Sub-Registrar of Bombay under Sr.No.BOM/2221/1968 executed by Aishabai wife of Mohamed Husein Malim in favour of Kanaka Prassanna Sahkari Griha Nirman Sanstha Maryadit ("Society");
(ii) Development Agreement dated 11th October, 2022 registered with the Joint Sub-Registrar, Mumbai City III under Sr. No.BBE-3/18348 of 2022 executed by the Society granting development rights to the Company in respect of the property;
(iii) Irrevocable General Power of Attorney dated 11th October, 2022 registered with the Joint Sub-Registrar, Mumbai City III under Sr. No.BBE-3/18351 of 2022 executed by the Society in favour of the directors of the Company;
(iv) Copies of the PAA Agreements executed with the members of the Society.
- III. Extract of the Property Register card issued on 28th November, 2023 in respect of the property.
- IV. Search Report dated 11th February, 2025 issued by R. B. Amberkar & A. H. Aeer, Advocates and Title Investigator for thirty years i.e. 1994 to 2025.



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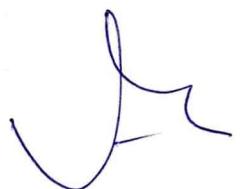
Plot "B" - F. P. No. 964

I. Description of the property

ALL THAT piece or parcel of land or ground bearing C.S. No. 4/1162 of Lower Parel Division, Final Plot No.964, TPS IV, Mahim, admeasuring 700 square yards equivalent to 585.29 square meters or thereabouts, together with two structures standing thereon both known as Damodar Kowli Chawl one structure comprising of ground and one upper floor and other structure comprising of ground floor situate at Nardulla Tank Road also known as Khed Gully, Dadar West, Mumbai 400 028 within the Registration District and Sub-District of Mumbai and Mumbai Suburban.

II.

- (i) Consent Decree dated 8th October, 2015 made by the Hon'ble Bombay High Court in Suit No.38 of 2013 filed by the Company against Anil Damodar Kowli, Mandakini Suresh Kowli and Prasanna Suresh Kowli granting development rights to the Company in respect of the Property;
- (ii) Order dated 10th October, 2017 made by the Hon'ble Bombay High Court in Suit No. 38 of 2013 mentioned above amending the Consent Terms tendered on 8th October, 2015 whereby Exhibit "A" and Annexure "B" to the Consent Terms were included;
- (iii) Deed of Confirmation dated 5th November, 2019 executed between the Company and Anil Damodar Kowli, Mandakini Suresh Kowli and Prasanna Suresh Kowli duly registered with the Sub-Registrar of Assurances at Mumbai under Sr.No.BBE-3/9955 of 2019 confirming the Consent Decree



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dated 8th October, 2015 and recording joint possession of the Property;

- (iv) Power of Attorney dated 5th November, 2019 executed by Anil Damodar Kowli, Mandakini Suresh Kowli and Prasanna Suresh Kowli in favour of the Company, Mr. Thomas Rajan, Mr. Rahul Thomas and Mrs. Sujatha Thomas duly registered with the Sub-Registrar of Assurances at Mumbai under Sr. No.BBI-3/9956 of 2019 granting powers and authorities for development of the Property;
- (v) Declaration cum Indemnity dated 5th November, 2019 executed by Anil Damodar Kowli, Mandakini Suresh Kowli and Prasanna Suresh Kowli agreeing to indemnify the Company against the claim if any made in respect of the Property;
- (vi) Indenture of Release dated 23rd February, 2000 executed by Sudha Ramesh Jambavdekar and the heirs of Pushpa Pradeep Kore in favour of Anil Damodar Kowli, Mandakini Suresh Kowli and Prasanna Suresh Kowli registered with the Sub-Registrar of Assurances under Sr. No. BBE-884-2000.
- (vii) Copies of the Permanent Alternate Accommodation Agreements executed with the tenants/occupants of Kowli House and Kowli Chawls.

- III. Extract of the Property Register Card issued on 2nd June, 2017 in respect of the Property.
- IV. Search Reports dated 2nd January, 2020 issued by Mr. Satish Desai for the period of thirty years i.e. 1989 to 2019, Search Report dated 26th October, 2021 issued by R. B. Amberkar & A. H. Aeer, Advocates and Title Investigator for the period of two years i.e.



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2020 to 2021 and dated 11th February, 2025 of R. B. Amberkar & A. H. Aeer, Advocates and Title Investigator for the period of 2021 to 2025;

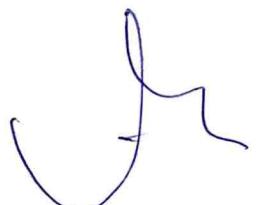
2. As per the search of the records of the Registrar of Companies, Mumbai, by carrying out searches on the website of the Ministry of Corporate Affairs on 13th June, 2025, we note that there are no subsisting charges on the said Plot.

3. We had issued public notice dated 7th February, 2025 in the Free Press Journal and Navshakti inviting claims/objections from the public in respect of the said Plot. We have however, not received any claim/objection.

4. On perusal of the above mentioned documents and all other documents relating to the title of the said Plot, we are of the opinion that (i) title of the Society as the owner of Plot "A" i.e. Final Plot No.963 subject to the rights of its members and the development rights granted to the Company; and (ii) title of Plot "B" i.e. Final Plot No.964 of the owners viz. Anil Damodar Kowli, Mandakini Suresh Kowli and Prasanna Suresh Kowli subject to the rights of the tenants/occupants of the buildings existing thereon and development rights granted to the Company is clear, marketable and without any encumbrance.

5. Owners of the Plot:

- (i) Final Plot No. 963 - Kanaka Prassanna Sahkari Griha Nirman Sanstha Maryadit; and
- (ii) Final Plot No.964 - Anil Damodar Kowli, Mandakini Suresh Kowli and Prasanna Suresh Kowli



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Developer:

Suraj Estate Developers Limited

6. The report reflecting the flow of the title of the owners of the said Plot is enclosed herewith as Annexure.

Dated this 16th day of June, 2025.



(Ajay Khatlawala)
Senior Partner
Little & Co.

Encl.: Annexure



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FLOW OF THE TITLE OF THE SAID PLOT

1. The Property Register Cards show that (i) Kanaka Prassanna Sahkari Griha Nirman Sanstha Maryadit is the owner of Final Plot No.963; and (ii) Anil Damodar Kowli, Mandakini Suresh Kowli and Prasanna Suresh Kowli are the owners of the Final Plot No.964.

A. Plot "A" (Final Plot No.963):

- (i) Kanaka Prassanna Sahkari Griha Nirman Sanstha Maryadit ("Society") incorporated under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/1619/1968 has pursuant to the Conveyance Deed dated 17th June, 1968 registered with the Sub-Registrar of Bombay under Sr.No.BOM/2221/1968, acquired Plot "A" and the building known as Kripasiddhi situate thereon comprising of ground plus three upper floors having 11 residential flats from Aishabai wife of Mohamed Husein Malim.
- (ii) The Society is thus, the owner of the Plot "A" and the building situate thereon.
- (iii) As the building is in dilapidated condition requiring major repairs, the Society decided to redevelop Plot "A" by demolishing the existing structures. The Society therefore, after complying with the required formalities, appointed the Company as the developer pursuant to the Development

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Agreement dated 11th October, 2022 registered with the Joint Sub-Registrar, Mumbai City III under Sr. No.BBE-3/18348 of 2022. Under the said Agreement, the Society has also permitted the developer to carry out development as a common layout by amalgamating with the adjoining Plot bearing No. 964.

- (iv) The Society has also executed an Irrevocable General Power of Attorney dated 11th October, 2022 registered with the Joint Sub-Registrar, Mumbai City III under Sr. No.BBE-3/18351 of 2022 in favour of the directors of the Company granting them various powers and authorities required for carrying out redevelopment.

B. Plot "B" (Final Plot No. 964);

- (i) One Damodar Anant Kowli was the owner of Plot "B" who died at Mumbai on 2nd January, 1995 leaving behind his sons Suresh Damodar Kowli, Anil Damodar Kowli and two daughters Mrs. Sudha Ramesh Jambavdekar and Mrs. Pushpa Kore. Malti, wife of Damodar Kowli having pre-deceased on 27th August, 1978.
- (ii) Suresh Damodar Kowli died on 29th August, 1997 intestate leaving behind his wife Mandakini Suresh Kowli and son Prasanna Suresh Kowli as his only legal heirs.
- (iii) Pushpa Kore died intestate in Mumbai on 14th July, 1998 leaving behind her husband Pradeep Kore, daughter Swati Kore and son Bipin Kore.
- (iv) Pursuant to the Indenture of Release dated 23rd February, 2000 registered with the Sub-Registrar of Assurances under Sr. No.



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BBE-884-2000, Sudha Ramesh Jambavdekar and the heirs of Pushpa Pradeep Kore released their rights in Plot "B" in favour of Anil Damodar Kowli, Mandakini Suresh Kowli and Prasanna Suresh Kowli.

- (v) The names of Anil Damodar Kowli, Mandakini Suresh Kowli and Prasanna Suresh Kowli have been entered as owners of the Plot "B" on the basis of an Indemnity cum Declaration dated 4th May, 2016 made by them and registered under Sr. No.BBE-5/2805/2016.
- (vi) The said owners had entered into an Agreement dated 8th December, 2000 with the Company for sale of Plot "B". As the owners failed to perform the said Agreement, the Company filed a Suit bearing No.38 of 2013 in the Hon'ble Bombay High Court seeking inter alia specific performance of the Agreement. The said suit was settled pursuant to the consent terms dated 8th October, 2015 whereby the owners granted development rights in respect of Plot "B" to the Company. The Consent Terms were amended pursuant to Order dated 10th October, 2017.
- (vii) Pursuant to the Deed of Confirmation dated 5th November, 2019 duly registered with the Sub-Registrar of Assurances Mumbai City -III under Sr.No.BBE-3-9955-2019, the Company and the owners confirmed the said Consent Decree dated 8th October, 2015 annexed as Annexure "A" thereto and recorded that the Company was put in the joint possession of the Plot "B" with the owners.
- (viii) By executing a Power of Attorney dated 5th November, 2019 registered with the Sub-Registrar of Assurances at Mumbai



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under Sr. No. BBE-3/9956 of 2019, the owners of Plot "B" have granted various powers and authorities to the directors of the Company for development of the said Plot "B".

- (ix) There were two cessed structures on Plot "B" occupied by ten tenants/occupants as certified by MHADA and two non-cessed structures occupied by four tenants/occupants. The Company has executed and registered the agreements for Permanent Alternate Accommodation with all the 14 tenants/occupants of the buildings which existed thereon.
- (x) The owners have executed a Declaration cum Indemnity dated 5th November, 2019 indemnifying the Company, its nominee, successor and assigns against any claim that may be made by two married daughters of Damodar Kowli i.e. Mrs. Sudha Ramesh Jambavdekar and the heirs of late Mrs. Pushpa Kore.

C. Litigation

Pradip Pandurang Kore and others being the heirs of late Mrs. Pushpa Pradip Kore and Mrs. Sudha Jambavdekar, two married daughters of Damodar Kowli have filed a suit bearing No. 60 of 2023 in the Bombay High Court against the owners and the Company claiming inter alia rights in Plot "B" bearing Final Plot No.964 despite execution of the Release Deed as mentioned above. The said suit is pending, but no ad-interim or interim order regarding the said Plot "B" has been made by the Court.

Dated this 16th day of June, 2025.



(Ajay Khatlawala)
Senior Partner
Little & Co.