



To
Maharashtra Real Estate
Regulatory Authority,
Bandra (East), Mumbai

LEGAL TITLE REPORT

Sub: Title certificate with respect to All that piece and parcel of land bearing Survey No. 6, Hissa No. 6 (part) corresponding to CTS No. 447/4/A admeasuring about 1622.04 sq. mtrs. or thereabout out of which an area admeasuring about 129.76 sq. mtrs. forms part of RG area & an area admeasuring about 1492.28 sq. mtrs. is being developed (as per approved plan of SRA) of Revenue Village Borivali, Taluka Borivali, Mumbai Suburban District together with the building standing thereon and known as 'Girnar Apartment Co-operative Housing Society Limited' located at Plot No. 62, Govind Nagar, Borivali West, Mumbai 400092 (the said property).

At the instance of my client, '**M/s KONARK STRUCTURAL ENGINEERS PVT. LTD.**' a private limited company duly incorporated under Indian Companies Act 1956 (now Companies Act 2013) having its office address at 7, 1st Floor, Roshan Apsara Building, Roshan Nagar, Chandavarkar Lane, Borivali West, Mumbai 400092, I have investigated their title with respect to the above-mentioned property and this certificate is issued after carefully going through and perusing the photocopies of documents provided to me which are referred to hereinafter.

1) Description of the property:

1. All that piece and parcel of land bearing Survey No. 6, Hissa No. 6 (part) corresponding to CTS No. 447/4/A admeasuring about 1622.04 sq. mtrs. or thereabout out of which an area admeasuring about

129.76 sq. mtrs. forms part of RG area & an area admeasuring about 1492.28 sq. mtrs. is being developed (as per approved plan of SRA) of Revenue Village Borivali, Taluka Borivali, Mumbai Suburban District together with the building standing thereon and known as 'Girnar Apartment Co-operative Housing Society Limited' located at Plot No. 62, Govind Nagar, Borivali West, Mumbai 400092.

For the purpose of title investigation, I have perused and referred the following documents as provided to me;

2) The documents of allotment of plot:

- i. Deed of Unilateral Conveyance dated 20th June 2018 registered with the Sub Registrar of Assurances at Borivali under Sr. No. 6499/2018.
- ii. Development Agreement dated 25.04.2024 duly registered with the Sub-Registrar of Assurances at Borivali-6 under Serial no. BRL-6-8241-2024 made and entered into between Society and M/S. Konark Structural Engineers Pvt. Ltd
- iii. Copy of Irrevocable General Power of Attorney dated 25.04.2024 which is duly registered with the Sub-Registrar of Assurances at Borivali – 6 under Serial No. BRL-6-8242-2024.
- iv. Copy of Sanctioned plan issued by SRA on 23/01/2025 under reference number SRA/ENG/RC/PVT/0067/20240723/AP/S.

3) Property Registration Card :- issued by City Survey Officer, Borivali of CTS No. 447/4/A as well as latest online PR card.

Name of "Girnar Apartments CHSL" appears on the PRC of CTS No. 447/4/A vide mutation entry number 1212.

That there are no litigations pending with respect to the said property.

On perusal of the above mentioned documents and based on the search reports provided to me, I am of the opinion that “**M/s KONARK STRUCTURAL ENGINEERS PVT. LTD**” i.e. the Developer of the said property and is entitled to develop the same as per agreed terms and conditions as recorded in the Development Agreement dated 25.04.2024 and its title to develop is clear and marketable, free from encumbrances. Details of encumbrances, if any, are mentioned separately in.

Owner of Land:


Girnar Apartments CHS Ltd having CTS No 447/4/A of
Village Borivali ,Plot No. 62, Govind Nagar, Borivali (West)

Qualifying comments / remarks:

Before issuing this certificate of title, I have relied upon the photocopies of the title deeds/agreements as provided to me and believing them to be true and correct.

The report reflecting the flow of title is enclosed herewith as **Annexure - 2**.

Dated this 05/09/2025


SHREYAS K. VYAS
Advocate High Court



Encl: Annexure 1 & 2

ANNEXURE - 1

Details of Encumbrances

On perusal of the above mentioned documents provided to me, I am of the opinion that there are no encumbrances i.e. financial & legal affecting the said property.

Dated this 05/09/2025



SHREYAS K. VYAS

Advocate High Court

ANNEXURE – 2

FLOW OF TITLE

All that piece and parcel of land bearing Survey No. 6, Hissa No. 6 (part) corresponding to CTS No. 447/4/A admeasuring about 1622.04 sq. mtrs. or thereabout out of which an area admeasuring about 129.76 sq. mtrs. forms part of RG area & an area admeasuring about 1492.28 sq. mtrs. is being developed (as per approved plan of SRA) of Revenue Village Borivali, Taluka Borivali, Mumbai Suburban District together with the building standing thereon and known as 'Girnar Apartment Co-operative Housing Society Limited' located at Plot No. 62, Govind Nagar, Borivali West, Mumbai 400092.

1. Originally by virtue of Deed of Conveyance dated 18th April, 1966 duly registered bearing serial no. 949 of 1966, M/s. Chandra Investments became owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of larger land bearing Survey No. 62, Hissa No. 6 (part) corresponding to CTS No. 447 admeasuring about 7680.67 sq. mtrs. or thereabout lying being and situated at Govind Nagar, Borivali West, Mumbai 400092 at Revenue Village Borivali, Taluka Borivali.
2. That out of the said larger plot, by virtue of Agreement dated - 17.01.1980, the said M/S. Chandra Investment assigned the development rights in respect of part and portion of land of the said larger plot to M/s. Shah & Hirani Construction Co. Subsequently by virtue of an Agreement dated - 31.01.1981 the said M/s. Shah & Hirani Construction Co. assigned their development rights for the said portion to M/s. Kamala Enterprises.

3. M/s. Kamala Enterprises (the builder) thereafter got the necessary permissions and approvals for constructing a building and in accordance with the sanctioned plan constructed a building known as 'Girnar' on the said portion comprising of single wing consisting of Ground+6 (Six) upper Floors with 52 flats and 10 Shops (hereinafter referred to as 'the said building').
4. After completion of the said building, the said builder sold flats to various flat purchasers and entered in to various agreements for Sale of Flats with them as required u/s 4 of MOFA, 1963. Pursuant to this diverse Agreements, the Flat purchasers formed and registered Co-Operative Housing Society in the name of 'Girnar Apartment Co-operative Housing Society Limited' under the provisions of Maharashtra Co-operative Societies Act, 1960 vide Registration No. BOM/WR/HSG/TC/1447/84-85/1997 (the said society).
5. As the said Builder failed to convey the said property in favour of the society, the said society preferred an Application for Deemed Conveyance being Application No. 178 of 2015 before Competent Authority i.e. District Deputy Registrar of Co-operative Societies, Mumbai City 4 u/s 11 of MOFA, 1963 and obtained an Order of Deemed Conveyance dated 26.02.2016 in favor of society.
6. Pursuant to the Deemed Conveyance Order passed by Competent Authority, District Deputy Registrar of Co-operative Societies - 4 bearing No. DDR-4/Mum/DC/Girnar Apartment CHS Ltd./339/2016 dated 26.02.2016, the Society became entitled to all that piece and parcel of land bearing Survey No. 62, Hissa No. 6 (part) corresponding to CTS No. 447/4 admeasuring about 1622.04 sq. mtrs. or thereabout of Revenue Village Borivali, Taluka Borivali, Mumbai Suburban District alongwith 'Girnar Apartment' building and known as 'Girnar Apartment CHS Ltd.' comprising of single wing consisting of ground

- plus 6 upper floors with 52 residential flats and 10 shops (the said building) located at Plot No. 62, Govind Nagar, Borivali West, Mumbai 400092 hereinafter referred to as '**the said property**' for sake of brevity.
7. In furtherance of the said Deemed Conveyance Order dated 26.02.2016, a Deed of Unilateral Conveyance dated 20th June 2018 came to be executed and registered in favour of the said Society which was also registered with the Sub Registrar of Assurances at Borivali under Sr. No. 6499/2018.
 8. Vide Subdivision order dated 27/09/2018 passed by the District Collector MSD under no. C/KARYA 7A/PO.VI. SRB. 5511, the property bearing CTS No. 447/4 came to be subdivided into CTS No. 447/4/A & CTS No. 447/4/B, wherein the Society became entitled for CTS No. 447/4/A admeasuring 1622.04 sq.mtrs.
 9. The said building 'Girnar Apartment' being more than 40 years old and in dilapidated condition decided to appoint a Developer who shall demolish the old building and construct new multi storey tower as per prevailing D C Regulations. Accordingly, by following the prescribed procedure under Law, the society appointed M/s. **KONARK STRUCTURAL ENGINEERS PVT. LTD.** as its Developer for carrying out redevelopment of the said property vide Development Agreement dated 25.04.2024 duly registered with the Sub-Registrar of Assurances at Borivali-6 under Serial no. BRL-6-8241-2024 granting them redevelopment rights for the said property on the terms and condition more particularly mentioned therein. Simultaneously alongwith the aforesaid Development Agreement, the Society has also granted and executed a General Power of Attorney of even date in favour of M/s. **KONARK STRUCTURAL ENGINEERS PVT. LTD.** authorizing them to carry out the various acts, deeds and things as duly recorded therein

which is also duly registered with the Sub-Registrar of Assurances at Borivali – 6 under Serial No. BRL-6-8242-2024.

10. Upon obtaining Development rights M/s Konark Structural Engineers Pvt. Ltd., had proposed building layout plan for the purpose of redevelopment of Girnar CHS Ltd., before Slum Rehabilitation Authority “SRA”. Consequently on 23/01/2025 SRA approved plans under letter no. SRA/ENG/RC/PVT/0067/20240723/AP/S wherein an area admeasuring about 129.76 sq. mtrs is being marked as RG Area and an area admeasuring about 1492.28 sq. mtrs. is being sanctioned for the purpose of Development.
11. In light of the facts stated hereinabove and based on the examination of relevant documents and papers, we are of the opinion that **M/s. KONARK STRUCTURAL ENGINEERS PVT. LTD.** being the duly appointed Developer are entitled to the develop the said property on the terms and conditions recorded in the said Development Agreement dated 25.04.2024 as per the applicable laws and regulations of DCR 2034 and there are no legal & financial encumbrance affecting the said property and its title to develop the said property is clear and marketable.

Dated this 05/09/2025

Place :- Mumbai



SHREYAS K. VYAS
Advocate High Court

