

Sushil Kumar Pal

B. C.A., LL.B.
Advocate High Court of Bombay

1403-1404, Signature Business Park, Near Fine Arts, Postal Colony Road, Chembur, Mumbai-400071
E-mail : adv.sopal@gmail.com Cell No. : +91 9967717208

Ref :

Dated 25/06/2025

To,

Maha RERA, Mumbai,

Maharashtra.

FORMATE -A

Circular No:- 28/2021

(LEGAL TITLE REPORT)

Re: Title Certificate in respect of all that piece land, situate, lying and being area admeasuring 1222.96 Sq. Mtrs. as per Lease Deed and area admeasuring 1109.94 Sq. Mtrs. as per MHADA Offer Letter or thereabout together with the structure numbered as Building No.219, known as "Kannamwar Nagar Man. Dadasaheb Rupavate Co-operative Housing Society Ltd" (hereinafter referred as Said Society") and land bearing Survey No.113 (Part) City Survey No.356 (Part) of Revenue Village Hariyali, Taluka Kurla, District Mumbai Suburban, situated at Kannamwar Nagar-II, Vikhroli (East), Mumbai - 400083.

A. At the request of my client **M/S. ADITYARAJ INFINITY DEVELOPERS**, a Partnership Firm registered under the Partnership Act 1932, having its registered office at Shop No.2, CTS No.354(Part), Building No.3, Purnima Co-operative Housing Society Ltd., Tagore Nagar, Vikhroli (East), Mumbai - 400



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083 ("Developer/Promoter"), I have investigated the title of the Promoter to develop all that piece and parcels of land area admeasuring 1222.96 Sq. Mtrs. as per Lease Deed and area admeasuring 1109.94 Sq. Mtrs. as per MHADA Offer Letter or thereabouts, lying being Survey No.113 (Part) City Survey No.356 (Part) of Revenue Village Hariyali, ("said Land") together with Building No.219 known as Kannamwar Nagar Man. Dadasaheb Rupavate Co-operative Housing Society Ltd., comprising building Ground + Four floors containing 40 residential flats, situated in the old building, situated at Kannamwar Nagar-II, Vikhroli (East), Mumbai - 400083 and more particularly described in the Schedule hereunder written (collectively "said Property"). The Planning Authority has approved the re-development of the said Property being implemented by the Promoter. The Promoter has acquired the rights to re-develop the said Property. I have issued a Title Certificate of even date in favour of Promoter certifying the rights of the Promoter to re-develop the said Property as clear and marketable and free from reasonable doubts.

B. In accordance with the format of the Legal Title Report prescribed by this Hon'ble Authority vide Circular No.28/2021, the summary of our title investigation is as under:



A handwritten signature in blue ink, appearing to read "Sushil Kumar Pal".

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1. Description of the said Property:

The description of the said Property is more particularly described in the Schedule hereunder written.

2. Documents of allotment of the said Property:

The chain of title deeds that has culminated in the Promoter having acquired the rights to re-develop of said Property are as under:

- i) Copy of Indenture of Lease dated 24th day of August, 1977 duly registered at the office of the Sub-Registrar of Assurances under Serial No. BBJ/1401/1977.
- ii) Copy of Deed of Sale dated 24th day of August, 1977 duly registered at the office of the Sub-Registrar of Assurances under Serial No. BBJ/1403/1977.
- iii) Copy of Development Agreement dated 09th day of February, 2025 duly registered at the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL-2/2806/2025.
- iv) Copy of Power of Attorney dated 09th day of February, 2025 duly registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-2/2807/2025.



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3. 7/12 Extracts, Mutation Entries and Property Cards:

The Property Register Card of the said Land is standing in the name of Kannamwar Nagar Man. Dadasaheb Rupavate Co-operative Housing Society Ltd.,

4. Searches in the Offices of the Sub-Registrar of Assurances:

For the purpose of issuing this Report, I have also caused search of the said Property in the offices of concerned Sub-Registrar of Assurances for last 30 (Thirty) years i.e. for the period from 1996 till date hereof through Search Clerk Mr. Suraj More. No encumbrances on the said Property have been found in the said Search Report.

5. Owner of the land:

(i) Kannamwar Nagar Man. Dadasaheb Rupavate Co-operative Housing Society Ltd.,

(ii) The Land Owner of the above referred Property had granted development right to the M/s. Adityaraj Infinity Developers under Development agreement dated 09/02/2025 and same has been lodged and registered under serial No. KRL-2/2806/2025.



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C. THE SCHEDULE REFERRED HEREINABOVE

All that piece or parcel of land area admeasuring 1222.96 Sq. Mtrs. as per Lease Deed and area admeasuring 1109.94 Sq. Mtrs. as per MHADA Offer Letter or thereabout together with the structure standing thereon known as "Kannamwar Nagar Man. Dadasaheb Rupavate Co-operative Housing Society Ltd" (hereinafter referred as Said Society") and land bearing Survey No.113 (Part) City Survey No.356 (Part) of Revenue Village Hariyali, Taluka Kurla, District Mumbai Suburban situated at Building No.219, Kannamwar Nagar-II, Vikhroli (East), Mumbai - 400 083.

D. CONCLUSION

On perusal of the above mentioned documents and other documents set out in my more detailed Title Certificate of even date, a copy whereof is annexed herewith as **Annexure "A"** ("Title Certificate), and based on the steps and observations as set out in my Title Certificate, I am of the opinion that the "Kannamwar Nagar Man. Dadasaheb Rupavate Co-operative Housing Society Ltd" has lease right of schedule property and the Promoter herein is entitled to re-develop the said Property and that the rights of the Promoter to re-develop the said Property is clear and marketable and free from any encumbrances and



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the Developer/Promoter is further entitled to sell, transfer and dispose of the Free Sale Component (as defined in the Development Agreement) to any person on such terms and conditions as my client may deem fit and proper.

Dated : 25/06/2025.

Place : Mumbai



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FORMAT- A

(Circular No.: 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) P. R. Card reflects the name of the Kannamwar Nagar Man. Dadasaheb Rupavate Co-operative Housing Society Ltd., as on date of issuing this certificate.
- 2) Owner of the land - MHADA and Kannamwar Nagar Man. Dadasaheb Rupavate Co-operative Housing Society Ltd., has lease rights all that piece and parcel of land bearing Survey No.113 (Part) City Survey No.356 (Part) of Revenue Village Hariyali, Taluka Kurla, District Mumbai Suburban situated at Building No.219, Kannamwar Nagar-II, Vikhroli (East), Mumbai - 400 083.
- 3) Search report for 30 years from office 1996 taken from Sub-Registrar Mumbai and Mumbai Suburban through Mr. Suraj More.
- 4) Any other relevant title
 - a. Indenture of Lease dated 24th day of August, 1977
duly registered under Serial No. BBJ/1401/1977.



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- b. Deed of Sale dated 24th day of August, 1977
duly registered under Serial No. BBJ/1403/1977.
- c. Development Agreement dated 09th day of February, 2025
duly registered under Serial No. KRL-2/2806/2025.
- d. Power of Attorney dated 09th day of February, 2025
duly registered under Serial No. KRL-2/2807/2025.

5) Litigations if any-None.

Date: 25/06/2025



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