



To

Maharashtra Real Estate

Regulatory Authority,

Bandra (East), Mumbai

### **LEGAL TITLE REPORT**

**Sub:** Title certificate with respect to all that piece and parcel of the land bearing Survey No. 318, Hissa No. 7/B (part) corresponding to CTS No. 1399/A/1 (Old CTS No. 1399/A) admeasuring about 2201.80 sq. mtrs. or thereabout (as per conveyance) of Revenue Village Dahisar, Taluka Borivali, Mumbai Suburban District together with residential structure standing thereon known as 'Akshay' building comprising of Wing A consisting of ground plus 7 upper floors with 28 residential flats and Wing B consisting of ground plus 5 upper floors with 10 residential flats total of 38 flats lying, being and situate at C. S. Road No. 3, Near Corporation Bank, Dahisar - East, Mumbai 400068 (*the said property*).

At the instance of my client 'M/s KS GROUP OF COMPANIES' a partnership firm having address at G. P. No. 19, 2<sup>nd</sup> Floor, Raghuleela Mall, Kandivali-West, Mumbai 400067, 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:**

All that piece and parcel of the land bearing Survey No. 318, Hissa No. 7/B (part) corresponding to CTS No. 1399/A/1 (Old CTS No. 1399/A) admeasuring about 2201.80 sq. mtrs. or thereabout (as per conveyance) of Revenue Village Dahisar, Taluka Borivali, Mumbai Suburban District together with residential structure standing thereon known as 'Akshay' building comprising of Wing A consisting of ground plus 7 upper floors

together with residential structure standing thereon known as 'Akshay' building comprising of Wing A consisting of ground plus 7 upper floors with 28 residential flats and Wing B consisting of ground plus 5 upper floors with 10 residential flats total of 38 flats and 18 stilts parking lying, being and situate at C. S. Road No. 3, Near Corporation Bank, Dahisar - East, Mumbai 400068

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

**1) The documents of allotment of plot:**

- i. Order of Deemed Conveyance dated 28.3.2022 passed by the District Deputy Registrar of Co-operative Societies, Mumbai City 4 in Application No.10 of 2022 preferred by Akshay Co-operative Housing Society Limited.
- ii. Corrigendum dated 24.11.2022 passed by the District Deputy Registrar of Co-operative Societies, Mumbai City 4 in Application No.10 of 2022 preferred by Akshay Co-operative Housing Society Limited.
- iii. Copy of Deed of Unilateral Conveyance dated 1<sup>st</sup> June, 2024 executed by Shri. K. P. Jabale, District Deputy Registrar, Co-Op Societies, Mumbai City (4), Competent Authority u/s 5A of the MOFA, 1963 therein referred to as 'the Vendors' of the One Part on behalf of the Defaulting Owners and on behalf of Defaulting Builder/ confirming parties and Akshay CHSL, therein referred to as 'the Society of the Third Part duly registered with the Sub-Registrar of Assurances at Borivali under serial No. BRL-9/9994 of 2024 on 25<sup>th</sup> July, 2024.
- iv. Copy of Development Agreement dated 25<sup>th</sup> July, 2024 made between Akshay CHSL, therein referred to as 'the Society' of One Part and M/s.

KS Group of Companies, therein referred to as 'the Developer' of the Second Part, and duly registered with the Sub-Registrar of Assurances at Borivali-9 under serial No. BRL-9/9997 of 2024 dated 25<sup>th</sup> July, 2024.

v. Copy of Power of Attorney dated 25<sup>th</sup> July, 2024 executed by Akshay CHSL granting in favor of M/s. KS Group of Companies duly registered with the Sub Registrar of Assurances at Borivali under serial no. BRL-9/9998 of 2024.

2) **Property Registration Card** :- issued by City Survey Officer, Borivali of CTS No. 1399/A/1 as well as latest online PR card.

On perusal of the abovementioned documents and all other relevant documents relating to the Title of the above property, we are of the opinion that the Title of the Developer is clear, marketable without any encumbrance.

**Owner of Land bearing CTS No. 1399/A/1 with respect to area adm. 2201.80 sq. mtrs. is Akshay Co-operative Housing Society Limited**

I have been informed that there are no litigations pending with respect to the said property.

**Qualifying comments / remarks:**

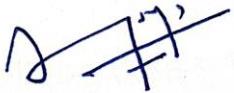
Before issuing this certificate of title, I have relied upon the photocopies of the title deeds/agreements as provided to me and believing them to be true and correct.

On perusal of the above-mentioned documents, I am of the opinion that Akshay Co-operative Housing Society Limited is the Owner of the said property and M/s. KS GROUP OF COMPANIES being the duly appointed Developer is entitled to the

develop the said property on the terms and conditions recorded in the said Development Agreement dated 25.07.2024 as per the applicable laws and regulations of DCR 2034 and its title to develop the said property is clear and marketable. Details of encumbrances, if any, are mentioned separately in Annexure - 1.

The report reflecting the flow of the title of the owner of the said land is enclosed herewith as annexure.

Dated this 07<sup>th</sup> day of July, 2025



**SHREYAS K. VYAS**  
Advocate High Court



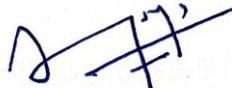
Encl: Annexure 1 & 2

**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 affecting the said property.

Dated this 07<sup>th</sup> day of July, 2025



**SHREYAS K. VYAS**  
**Advocate High Court**

## **ANNEXURE – 2**

### **FLOW OF TITLE**

All that piece and parcel of the land bearing Survey No. 318, Hissa No. 7/B (part) corresponding to CTS No. 1399/A/1 (Old CTS No. 1399/A) admeasuring about 2201.80 sq. mtrs. or thereabout (as per conveyance) of Revenue Village Dahisar, Taluka Borivali, Mumbai Suburban District together with residential structure thereon known as 'Akshay' building comprising of Wing A consisting of ground plus 7 upper floors with 28 residential flats and Wing B consisting of ground plus 5 upper floors with 10 residential flats total of 38 flats and 18 stilts parking lying, being and situate at C. S. Road No. 3, Near Corporation Bank, Dahisar – East, Mumbai 400068 **(the said property)**.

- 1) Originally 1) Mr. Damodar Dharam Patil, 2) Hirabai Dhanaji Mhatre, 3) Smt. Kamubai Govind Mhatre were erstwhile owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Survey No. 318, Hissa No. 7/B (part) corresponding to CTS No. 1399/A/1 (Old CTS No. 1399/A) admeasuring about 2201.80 sq. mtrs. or thereabout of Revenue Village Dahisar, Taluka Borivali, Mumbai Suburban District (the said plot).
- 2) By virtue of Agreement to Sale dated 9th Aril, 1982 executed and entered into between Mr. Damodar Dharam Patil & Ors. and M/s Manik Builders, the Owners agreed to sell the said plot to M/s. Manik Builders. By an Agreement to Sale and Assignment dated 9th December, 1985, M/s. Manik Builders agreed to sell the said plot alongwith the right, title and interest to M/s. Akshay Builders.
- 3) M/s. Akshay Builders (the said builder) thereafter got the necessary permissions and in accordance with the sanctioned plan constructed a building

known as 'Akshay' on the said plot comprising of two wings, Wing 'A' having Ground + 7 upper floors having 28 Flats and Wing 'B' having Ground + 5 upper floors having 10 Flats in all total of 38 Residential Flats (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 into 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 'Akshay Co-operative Housing Society Limited' under the provisions of Maharashtra Co-operative Societies Act, 1960 vide Registration No. BOM/WR/HSG/TC/9706/96-97/1997 dated 6th March, 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.10 of 2022 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 28.3.2022 in favor of society. Thereafter, on application made by the said Society before the District Deputy Registrar of Co-operative Societies, Mumbai City-4 in the said matter, a corrigendum dated 24/11/2022 also came to be passed correcting the description of the said property.
- 6) In pursuance to the Deemed Conveyance Order and Corrigendum, both passed by Competent Authority, District Deputy Registrar, the Society got executed Deed of Conveyance dated 01/06/2024 duly registered with the Sub-Registrar of Assurances at Borivali under Serial no. BRL-9-9994-2024.
- 7) Pursuant to the said Deed of Conveyance, the Society herein became the absolute owner of and as such seized and possessed of and otherwise well and sufficiently entitled to the ownership rights, title and interest in respect of all

that piece and parcel of land bearing Survey No. 318, Hissa No. 7/B (part) corresponding to CTS No. 1399/A/1 (Old CTS No. 1399/A) admeasuring about 2201.80 sq. mtrs. or thereabout of Revenue Village Dahisar, Taluka Borivali, Mumbai Suburban District alongwith 'Akshay' building comprising of Wing A consisting of ground plus 7 upper floors with 28 residential flats and Wing B consisting of ground plus 5 upper floors with 10 residential flats total of 38 flats (the said building) on the said plot of land, hereinafter referred to as 'the said property' for sake of brevity.

- 8) The building being more than 30 years old and in dilapidated condition and therefore the members decided to appoint a Developer who shall demolish the old building and construct new multi storey tower as per prevailing D C Rules.
- 9) Accordingly, by following the prescribed procedure under Law, the society appointed M/s. K.S GROUP OF COMPANIES as its Developer for carrying out redevelopment of the said property vide Development Agreement dated 25.07.2024 duly registered with the Sub-Registrar of Assurances at Borivali-9 under Serial no. BRL-9-9997-2024 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 dated 25.07.2024 in favour of M/s. K.S GROUP OF COMPANIES through its Partners, Mr. Niraj Bharat Jagda and Mr. Dharam Hasmukh Jagda, 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 – 9 under Serial No. 9998-2024
- 10) I have also been informed that there are no litigations pending with respect to the said property.

11) In light of the facts stated hereinabove and based on the examination of relevant documents and papers, I am of the opinion that Akshay Co-operative Housing Society Limited is the Owner of the said property and M/s. KS GROUP OF COMPANIES being the duly appointed Developer is entitled to the develop the said property on the terms and conditions recorded in the said Development Agreement dated 25.07.2024 as per the applicable laws and regulations of DCR 2034 and its title to develop the said property is clear and marketable.

Date: 07<sup>th</sup> day of July 2025

Place: Mumbai



A handwritten signature in blue ink, appearing to read "Shreyas K. Vyas".

**SHREYAS K. VYAS**  
**Advocate High Court**