



LAW SCRIBES

Advocates & Solicitors

Reference Number: LS/NM/BRDL/116

Date : 26th November, 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 400051.

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that piece and parcel of land admeasuring 1,944 square yards equivalent to 1,625 square meters or thereabouts (as per the title document and Property Register Card) (which area includes an area of 49 square meters or thereabouts (as per the approved plans) to be handed over to the concerned authorities for road widening) bearing Final Plot no. 72 of Town Planning Scheme no. VI Andheri, in the Registration Sub-District of Mumbai Suburban and lying, being and situate at S. V. Road, Andheri (West), Mumbai 400 058 (hereinafter referred to as "**the said Land**").

1. On instructions of our clients **Bhoomi Realty and Developers LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, holding LLP identification no. AAC-6691 and having its registered office at 15, Ground Floor, Mamta, S. V. Road, Andheri (West), Mumbai 400058 (hereinafter referred to as "**the Developer**"), we have investigated the title of Mamta Co-operative Housing Society Limited registered under the name of Mamta Apartments Co-operative Housing Society Limited, a co-operative society registered under Maharashtra Co-operative Societies Act, 1960, bearing registration no. BOM/HSG/2807 of 1972 and having its registered office at Mamta Apartments, Opp. Fire Brigade, S. V. Road, Andheri (West), Mumbai 400 058 (hereinafter referred to as "**the Society**"), and the Developer's entitlement to put up construction on the said Land. In the course of such investigation, we have perused photocopies of the following documents:
 - a. Property Register Card in respect of the said Land viz. Final Plot no. 72 of Town Planning Scheme no. VI Andheri, in the Registration Sub-District of Mumbai Suburban;
 - b. Indenture dated 28th June, 1972 registered with the Sub-Registrar of Assurances at Bombay under serial no. 3286 of 1972;
 - c. Indenture dated 8th December, 1977 registered with the Sub-Registrar of Assurances at Bombay under serial no. BOM/S/2140/1977;
 - d. Deed of Confirmation dated 29th September, 1978 registered with the Sub-Registrar of Assurances at Bombay under serial no. BOM/S/1869/1978;



- e. Development Agreement dated 24th February, 2025 registered with the Sub-Registrar of Assurances at Mumbai no. 11 under serial no. MBE11-2925-2025;
 - f. Irrevocable Power of Attorney dated 24th February, 2025 registered with the Sub-Registrar of Assurances at Mumbai no. 11 under serial no. MBE11-2926-2025;
 - g. Declaration dated 21st November, 2025 made and executed by the Society;
 - h. Letter of Intent dated 1st August, 2025 bearing no. KW/PVT/0225/20250627/LOI issued by the Slum Rehabilitation Authority;
 - i. Intimation of Approval dated 12th September, 2025 bearing number KW/PVT/0225/20250627/AP/CB issued by the Slum Rehabilitation Authority for construction of a Composite Building on the said Land;
 - j. Commencement Certificate dated 24th November, 2025 bearing number KW/PVT/0225/20250627/AP/CB issued by the Slum Rehabilitation Authority for construction of a Composite Building on the said Land; and
 - k. Search report of the searches taken with the offices of the Sub-Registrar of Assurances at Mumbai, Bandra and Andheri Taluka for a period of 30 (Thirty) years from 1996 to 2025.
2. We have also issued public notices in 2 (two) newspapers viz. Free Press Journal (English – Mumbai edition) and Janmabhoomi (Gujarati – Mumbai edition) both dated 7th October, 2025 for inviting claims in respect of the said Land.
3. On perusal of the above mentioned documents and all relevant documents relating to title of the said Land, and subject to what is stated therein, we are of the opinion that the title of the Society viz. Mamta Co-operative Housing Society Limited registered under the name of Mamta Apartments Co-operative Housing Society Limited, to the said Land is clear and without any encumbrances; and further that the Developer viz. **Bhoomi Realty and Developers LLP** is entitled to undertake redevelopment of the said Land by demolishing the old building/s earlier standing thereon and constructing new multi-storeyed building/s on the said Land in accordance with the terms and conditions of the Development Agreement dated 24th February, 2025.

Owner: Mamta Co-operative Housing Society Limited registered under the name of **Mamta Apartments Co-operative Housing Society Limited – Final Plot no. 72 of Town Planning Scheme no. VI Andheri, in the Registration Sub-District of Mumbai Suburban.**

Developer: Bhoomi Realty and Developers LLP – Final Plot no. 72 of Town Planning Scheme no. VI Andheri, in the Registration Sub-District of Mumbai Suburban.



4. The report reflecting the flow of the entitlement of the Developer to redevelop the said Land is enclosed herewith and marked as Annexure 'A'.

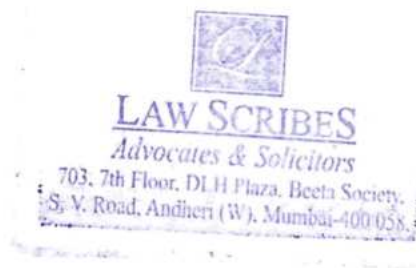
Yours faithfully

For *Law Scribes*

(Neil Mandevia)

Advocate & Solicitor

Encl: Annexure





Annexure 'A'

Flow of the entitlement of the Developer to redevelop the said Land.

1. On instructions of our clients viz. the Developer being **Bhoomi Realty and Developers LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, holding LLP identification no. AAC-6691 and having its registered office at 15, Ground Floor, Mamta, S. V. Road, Andheri (West), Mumbai 400058, we have investigated the Developer's entitlement to put up construction on the said Land as more particularly described in the ***Schedule*** hereunder written and as requested by the Developer, we are issuing this certificate in respect of its entitlement thereof.
2. In the course of such investigation of the entitlement of the Developer to put up construction on the said Land we have caused necessary searches to be taken with the office of the Sub-Registrar of Assurances at Mumbai, Bandra and Andheri Taluka for a period of 30 (Thirty) years from 1996 to 2025 and have also issued public notices in 2 (two) newspapers viz. 2 (two) newspapers viz. Free Press Journal (English – Mumbai edition) and Janmabhoomi (Gujarati – Mumbai edition) both dated 7th October, 2025 for inviting claims in respect of the said Land.
3. During the course of investigation, the Developer has furnished to us copies of certain documents with regard to the said Land; and we have perused the same and the following emanates therefrom:
 - a. Mamta Co-operative Housing Society Limited registered under the name of Mamta Apartments Co-operative Housing Society Limited, a co-operative society registered under Maharashtra Co-operative Societies Act, 1960, bearing registration no. BOM/HSG/2807 of 1972 and having its registered office at Mamta Apartments, Opp. Fire Brigade, S. V. Road, Andheri (West), Mumbai 400 058 (hereinafter referred to as "**the Society**"), is seized and possessed, as the sole and absolute owner of the said Land, together with the 2 (two) buildings/structures standing thereon, viz. (i) one being a chawl structure comprising of ground floor plus loft containing in aggregate 8 (Eight) self-contained rooms/premises (hereinafter referred to as "**the Old Tenanted Building**"), and (ii) another being a building known as 'Mamta Apartments' comprising of 2 (two) wings with each wing having ground plus 3 (three) upper floors and containing in aggregate 28 (Twenty-Eight) self-contained residential flats (hereinafter referred to as "**the Old Society Building**"). The Old Tenanted Building and the Old Society Building are hereinafter collectively referred to as "**the Old Buildings**". The Old Buildings have since been demolished as elaborated hereinafter. The said Land and the Old Buildings are hereinafter collectively referred to as "**the said Property**".
 - b. By and under an Indenture dated 28th June, 1972 registered with the Sub-Registrar of Assurances at Bombay under serial no. 3286 of 1972, the Society (therein referred to as '*Mamta Co-operative Housing Society Limited*') has



acquired all the right, title and interest into and upon the said Property, at and for the consideration and on the other terms and conditions more particularly set out therein. The execution of the said Indenture dated 28th June, 1972 had been remained to be admitted before the concerned Sub-Registrar of Assurances by certain parties thereto and the same is admitted and confirmed by (i) Indenture dated 8th December, 1977 registered with the Sub-Registrar of Assurances at Bombay under serial no. BOM/S/2140/1977 and (ii) Deed of Confirmation dated 29th September, 1978 registered with the Sub-Registrar of Assurances at Bombay under serial no. BOM/S/1869/1978. The said Indenture dated 28th June 1972, Indenture dated 8th December 1977 and Deed of Confirmation dated 29th September 1978 are hereinafter collectively referred to as "**the said Indentures**". We have perused the photocopies of the said Indentures.

- c. It appears from the documents perused by us (including the said Declaration, as referred to hereinbelow) that, the Town Planning Scheme Plot number of the said Land was originally Plot no.81; and therefore in the said Indentures the plot number of the said Land was mentioned to as '*Plot bearing no. 81 of Town Planning Scheme No. VI Andheri*'; and it further appears that pursuant to variation in the Town Planning Scheme No. VI of Andheri, the said Plot no. 81 was changed to Final Plot no. 72 i.e. '*Final Plot no. 72 of Town Planning Scheme no. VI Andheri*'. The Society has vide the said Declaration declared and confirmed that presently the actual plot/final plot number in respect of the said Land is '*Final Plot no. 72 of Town Planning Scheme no. VI Andheri, in the Registration Sub-District of Mumbai Suburban*'.
- d. The name of the Society (as Mamta Co-operative Housing Society Limited) is reflected in the Property Register Card in respect of the said Land (viz. Final Plot no. 72 of Town Planning Scheme no. VI Andheri, in the Registration Sub-District of Mumbai Suburban) as the holder thereof.
- e. It further appears from the documents perused by us (including the said Declaration, as referred to hereinbelow) that, the Society is registered under the Maharashtra Co-operative Societies Act, 1960, bearing registration no. BOM/HSG/2807 of 1972 and is registered as '*Mamta Apartments Co-operative Housing Society Limited*' but is also known by the name '*Mamta Co-operative Housing Society Limited*'. In the said Indentures the name of the Society is referred to as '*Mamta Co-operative Housing Society Limited*' and in the Property Register Card in respect of the said Land also the name of the Society is referred to a '*Mamta Co-operative Housing Society Limited*'.
- f. The Society has vide the said Declaration declared and confirmed that both the names viz. '*Mamta Apartments Co-operative Housing Society Limited*' and '*Mamta Co-operative Housing Society Limited*' refer to the same entity/society bearing registration no. BOM/HSG/2807 of 1972; and that the name '*Mamta Co-operative Housing Society Limited*' as appearing in the



Indentures and the Property Register Card is a reference to the Society; and not to any other co-operative society.

- g. In the circumstances, the Society is seized and possessed of the said Property as the owner thereof.
- h. It appears from the documents perused by us (including the Development Agreement, as referred to hereinbelow) that (i) the Old Tenanted Building was occupied by various persons on a monthly tenancy basis, as tenants of the Society (hereinafter referred to as "**the Tenants**"); and (ii) the Society presently has 28 (Twenty-Eight) members who are holding shares issued by the Society and corresponding thereto were occupying their respective flats/premises in the Old Society Building (hereinafter collectively referred to as "**the Existing Members**").
- i. By and under a Development Agreement dated 24th February, 2025 (herein referred to as "**the Development Agreement**") made and executed between the Society and the Developer, the Society has granted development rights in respect of the said Land to and in favour of the Developer, at and for the consideration and on terms and conditions more particularly contained therein. The said Development Agreement is registered with the Sub-Registrar of Assurances at Mumbai No. 11 under serial no. MBE11-2925-2025. We have perused a photocopy of the said Development Agreement.
- j. In addition to the said Development Agreement, the Society has also executed an Irrevocable Power of Attorney dated 24th February, 2025 in favour of the Developer (acting through its partners/representatives) and have conferred upon the Developer, certain powers and authorities to do various acts, things, and matters with respect to the redevelopment of the said Land (hereinafter referred to as "**the Power of Attorney**"). The said Power of Attorney is registered with the Sub-Registrar of Assurances at Mumbai no. 11 under serial no. MBE11-2926-2025. We have perused a photocopy of the said Power of Attorney.
- k. By and under a Declaration dated 21st November, 2025 made and executed by the Society (herein referred to as "**the Declaration**"), the Society has inter alia declared and confirmed that (i) presently the actual plot/final plot number in respect of the said Land is '*Final Plot no. 72 of Town Planning Scheme no. VI Andheri, in the Registration Sub-District of Mumbai Suburban*'; (ii) though the name of the Society as per the registration certificate issued under the Maharashtra Co-operative Societies Act, 1960 is recorded as 'Mamta Apartments Co-operative Housing Society Limited', the Society is also known as 'Mamta Co-operative Housing Society Limited'; and the name of the Society in the above referred Indentures as well as the Property Register Card is reflected as 'Mamta Co-operative Housing Society Limited'; and (iii) there is no pending litigation in respect of the said Land.



- l. The said Development Agreement, the Power of Attorney and the Declaration are hereinafter collectively referred to as **"the Redevelopment Documents"**.
 - m. As per the terms of the said Development Agreement, the Developer has agreed to provide certain constructed areas to the Existing Members as and by way of their respective permanent alternate accommodation in lieu of their respective premises in the Old Society Building; and the Developer has been authorised by the Society/ to sell the additional flats/units/premises in the new building (defined in the Development Agreement and hereinafter referred to as **"Developer's Sale Area"**) to third parties on such terms as the Developer may deem fit and proper and which third parties would be admitted by the Society as its members.
 - n. In the circumstances, by virtue of the Redevelopment Documents, the Developer has become entitled to undertake redevelopment of the said Property on the terms and conditions mentioned in the Redevelopment Documents.
 - o. The Developer has informed us that, the Existing Members and the Tenants have since vacated the Old Buildings in accordance with the terms and conditions of the Redevelopment Documents, and the Developer has demolished the Old Buildings.
4. As regards development and construction on the said Land as proposed by the Developer, from the documents and information furnished to us it appears that:
- a. The Developer had made an application to the Slum Rehabilitation Authority (hereinafter referred to as the **"SRA"**) for sanction of plans for putting up construction of a multi-storeyed building on the said Land under the provisions of Regulation 33(11) of the Development Control and Promotion Regulation, 2034 and based on such application, the SRA has issued Letter of Intent dated 1st August, 2025 bearing no. KW/PVT/0225/20250627/LOI and an Intimation of Approval dated 12th September, 2025 bearing number KW/PVT/0225/20250627/AP/CB for construction of the Composite Building on the said Land; and
 - b. Pursuant thereto, the SRA has also issued a Commencement Certificate dated 24th November, 2025 bearing number KW/PVT/0225/20250627/AP/CB and has permitted to commence construction of the Composite Building on the said Land, to the extent set out therein.



5. The Developer has informed us, that out of the said Land admeasuring 1,625 square meters or thereabouts, an area admeasuring 49 square meters or thereabouts (as per the approved plans) is affected by road set-back and (in the course of redevelopment of the said Land) the same is to be handed over to the concerned authorities for road widening.
6. In the course of the searches caused to be taken by us with the offices of Sub-Registrars of Assurances, at Mumbai, Bandra and Andheri Taluka from 1996 to 2025 as aforesaid, we have not come across any entries of registration of any documents, whereby the Society's title to the said Land and/or the Developer's entitlement to put up construction on the said Land in accordance with the terms of the Redevelopment Documents, may be adversely affected. There is no notice of lis pendens registered in respect of the said Land and the Developer has informed us that there is no pending litigation in respect of the said Land.
7. In pursuance of the above referred public notices issued by us, we have not received any claims/objections.
8. The Developer has informed us, that the Developer shall be making an application to the Maharashtra Real Estate Regulatory Authority for registering the project of construction on the said Land under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA").
9. In the circumstances, subject to what is stated hereinabove, we are of the opinion that the Developer viz. **Bhoomi Realty and Developers LLP** is entitled to undertake development of the said Land by constructing a new multi-storied building on the said Land in accordance with the terms and conditions of the said Redevelopment Documents and in accordance with the approvals already granted and as may hereafter be granted by the SRA and the concerned authorities for carrying out construction on the said Land; and subject to the Developer obtaining registration of the project of construction on the said Land under the provisions of RERA, the Developer will be entitled to create third party rights in respect of the units/premises comprised in the Developer's Sale Area as per the terms and conditions set out in the Redevelopment Documents.

SCHEDULE

Description of the said Land

All that piece and parcel of land admeasuring 1,944 square yards equivalent to 1,625 square meters or thereabouts (as per the title document and Property Register Card) (which area includes an area of 49 square meters or thereabouts (as per the approved plans) to be handed



over to the concerned authorities for road widening) bearing Final Plot no. 72 of Town Planning Scheme no. VI Andheri, in the Registration Sub-District of Mumbai Suburban and lying, being and situate at S. V. Road, Andheri (West), Mumbai 400 058, and bounded as follows:

On or towards the North by : Final Plot no. 71 of TPS IV, Andheri;
On or towards the South by : Final Plot no. 73 of TPS IV, Andheri;
On or towards the East by : Final Plot no. 71 of TPS IV, Andheri; and
On or towards the West by : S. V. Road.

Dated this 26th day of November, 2025

For *Law Scribes*

(Neil Mandevia)

Advocate & Solicitor

