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FORMAT – A

(Circular No:- 28/2021)

To

Maharashtra Real Estate Regulatory Authority (MahaRERA)

6th & 7th Floor, Housefin Bhuvan,

Plot C 21E – Block, Bandra Kurla Complex,

Bandra (East), Mumbai – 400051.

Sub: All that piece or parcel of land bearing Sub-Plot No. 2B of Plot No. 2 admeasuring 10,000 sq. yards equivalent to 8361.30 Sq. Mtrs., corresponding to CTS No. 1017 and Survey No. 161 (part) of Village Pahadi, Taluka Borivali, in the Registration District Mumbai and Sub-District Mumbai Suburban (**“Land”**), along with a building known as ‘Jan Kalyan’ consisting of 8 Buildings having 5 buildings with ground + 3 upper floors and 3 buildings with ground + 4 upper floors, standing thereon (**“Building”**) (collectively, the **“Property”**)

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1. **INTRODUCTION :**

I have investigated the title of Jan Kalyan Co-operative Housing Society Limited (“Society”) to the said property, on the request of my client **M/s. Rishabraj Estate Developers Pvt. Ltd. (“Developer”)** having its office at 103, Jai Tirth Building, Daulat Nagar, Road No.10, Borivali (East), Mumbai- 400066, on perusal of the copies of documents mentioned below, I observe as under

2. **DESCRIPTION OF THE PROPERTY**

All that piece or parcel of land bearing Sub-Plot No. 2B of Plot No. 2 admeasuring 10,000 sq. yards equivalent to 8361.30 Sq. Mtrs., corresponding to CTS No. 1017 and Survey No. 161 (part) of Village Pahadi, Taluka Borivali, in the Registration District Mumbai and Sub-District Mumbai Suburban (**“Land”**), along with a building known as ‘Jan Kalyan’ consisting of 8 Buildings having 5 buildings with ground + 3 upper floors and 3 buildings with ground + 4 upper floors, standing thereon (**“Building”**) (collectively,



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the “**Property**”) and bounded as follows:

On or towards the North	: By 50 feet wide road;
On or towards the South	: By 30 feet wide road
On or towards the East	: By 30 feet wide road (proposed 18.3 meters wide road); and
On or towards the West	: By Plot No. 2A, CTS No. 1018.

3. DOCUMENTS OF ALLOTMENT OF PLOT PERUSED AND GRANT OF DEVELOPMENT RIGHTS IN RESPECT THEREOF:

- i) an Indenture of Conveyance dated 5th July 1971 registered with the concerned Sub-Registrar of Assurances at Bandra under Sr. No. BOM/R/3057/1971, under Book-I (“**Conveyance Deed**”).
- ii) The Old Occupation Certificate dated 16-5-1974 No. CE/226/BSII/A/P was issued by Municipal Corporation of Greater Mumbai in respect of the said Building.
- iii) A Development Agreement dated 17th May, 2024 registered with Jt. Sub-Registrar at Borivali -03 vide Sr. No. BRL-03/6842 of 2024, Dated 17th May, 2024 Power of Attorney Dated 17th May, 2024 with duly registered with the sub- registrar of Assurance under Sr. No. BRL-03/6843 of 2024.
- iv) The Society Registration Certificate Registration No. BOM/HSG/2552/1970 dated 24 July, 1970.

4. PROPERTY CARD AND REVENUE RECORD:

The Property Card in respect of the said Land is standing in the name of “Jan Kalyan Co-operative Housing Society Ltd.

5. OWNERS OF THE LAND

By virtue of the aforesaid deeds and even the Society was seized, possessed and sufficiently entitled of the Property.

6. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of Jan Kalyan Co-operative



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Housing Society Limited is clear, marketable and without any encumbrances and **Rishabraj Estate Developers Pvt. Ltd.** is entitled to redevelop the said property.

Owner of the land

Jan Kalyan Co-operative Housing Society Ltd.

Developer of the land

Rishabraj Estate Developers Pvt. Ltd.

7. The report reflecting the flow of the title of Jan Kalyan Co-operative Housing Society Ltd. as owners and **Rishabraj Estate Developers Pvt. Ltd.** as Developer on the said land is enclosed herewith as Annexure-A.



Adv. Charushila J. Raorane
Bombay High Court

Encl : Annexure -A

Date : 22.11.2025

N.B.: The Title Report thereto are issued for my client's use and are based on copies of the documents furnished to me as mentioned therein.

Annexure-A
(Circular No:-28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sub: All that piece or parcel of land bearing Sub-Plot No. 2B of Plot No. 2 admeasuring 10,000 sq. yards equivalent to 8361.30 Sq. Mtrs., corresponding to CTS No. 1017 and Survey No. 161 (part) of Village Pahadi, Taluka Borivali, in the Registration District Mumbai and Sub-District Mumbai Suburban (“**Land**”), along with a building known as ‘Jan Kalyan’ consisting of 8 Buildings having 5 buildings with ground + 3 upper floors and 3 buildings with ground + 4 upper floors, standing thereon (“**Building**”) (collectively, the “**Property**”)

My observation relating to the title of the “Jan Kalyan Co-Operative Housing Society Limited” to the said property described in the Schedule hereunder written and also the entitlement of **Rishbaraj Estate Developers Pvt. Ltd.**, to undertake the redevelopment of the said property is as under:

- i) Originally, the said Land was absolutely owned and exclusively possessed by Laxmi Asbestos Products Limited (“**LAPL**”), who, by and under an Agreement for Sale dated 31st March 1970 made between the said LAPL of the One Part and Indian Investment Company Limited (“**IICL**”) of the Other Part, the said LAPL agreed to sell to Indian Investment Company Limited all that piece or parcel of land bearing Plot No. 2 admeasuring 20,000 sq. yards equivalent to 16722.60 Sq. Mtrs., corresponding to Survey No. 161 (part) of Village Pahadi, Taluka Borivali, in the Registration District Mumbai and Sub-District Mumbai Suburban (“**Larger Land**”), for the consideration and on the terms and conditions contained therein;





- ii) The said IICL sub-divided the said Larger Land into two equivalent plots being Plot Nos. 2A and 2B (i.e., the said Land);
- iii) The said IICL agreed to sell and transfer the said Land to the said Society along with the structures/buildings constructed thereon (collectively, the said Property) and in pursuance of such agreement, by and under an Indenture of Conveyance dated 5th July 1971 made between the said LAPL (therein referred to as the Vendor) of the First Part, the said IICL (therein referred to as the Confirming Party) of the Second Part and the said Society (therein referred to as the Purchaser) of the Third Part and registered with the concerned Sub-Registrar of Assurances at Mumbai under Sr. No. BOM/R/3057/1971, under Book-I (“**Conveyance Deed**”), the said LAPL with the confirmation of the said IICL, granted, sold, assigned, released, conveyed and assured the said Property to the said Society, for the consideration mentioned therein.
- iv) After obtaining the requisite approvals and permissions from the concerned authorities, the said IICL constructed the said Building and sold various flats therein to the respective purchasers;
- v) The Occupation Certificate dated 16-5-1974 No. CE/226/BSII/A/P was issued by Municipal Corporation of Greater Mumbai in respect of the said Building,
- vi) The purchasers of various flats formed and constituted a Co-operative Housing Society under the Maharashtra Co-operative Societies Act. 1960, in the name of ‘Jan Kalyan Co-Operative Housing Society Ltd.’, registered under Registration No. BOM/HSR/2552/1970 dated 24 July, 1970, being the said Society herein.
- vii) The said Building is consisting of 180 residential flats (“**Existing Flats**”), being used, occupied and possessed by 180 Society-members respectively (“**Existing Members**”).





- viii) The said Existing Building is assessed vide Assessment Nos. PS2200190000000, PS2200200080000, PS2200210040000, PS2200220010000, PS2200230070000, PS2200320060000, PS2200340090000 and PS2200330020000 of P/S Ward by Municipal Corporation of Greater Mumbai of the year 1973.
- ix) Pursuant to the aforesaid Deed of Conveyance, the Society became absolutely entitled to the said Property.
- x) The Society thereafter approached you with a proposal to redevelop the said Property and the offer given by you for the redevelopment was accepted by the Society in the meeting held on 25th June 2023 and appointed you as the Developers for the redevelopment of the said Property.
- xi) The Said society by and under Development Agreement dated 17th May, 2024 executed by and between the said society and the Developer and duly registered with the sub- registrar of assurances under Sr. No. BRL-03/6842 of 2024, Dated 17th May, 2024, the Society and Members therein did thereby grant and assign Development Rights in respect of the said property for consideration and on terms, conditions and covenants therein recorded. The said society have also issued registered Power of Attorney Dated 17th May, 2024 with duly registered with the sub- registrar of Assurance under Sr. No. BRL-03/6843 of 2024, Dated 17th May, 2024. The said documents are not the subject matter of any litigation and the same is valid, subsisting and binding upon the parties thereto.



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xii) Thus, the appointment of **Rishabraj Estate Developers Pvt Ltd.** as Developers of the said property by the Society is valid and legal and as Developers **Rishabraj Estate Developers Pvt Ltd.**, is fully entitled to implement redevelopment of the said property.

i) Any other relevant title – Not Applicable

ii) Litigations if any – Not Applicable



Yours faithfully,

Adv. Charusheela J. Raorane
Bombay High Court

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