

**Bhavesh Rohidas Bhoir**  
B.COM., G.D.C.&A., L.L.B.  
**ADVOCATE HIGH COURT**

Office :-  
Shop No. 8, Shreenath Bhuvan CHS. Ltd.  
Near St. Louis School, Dahisar Bridge,  
Yashwantrao Tawade Road,  
Dahisar (West), Mumbai -400 068.  
E mail : bhavesh.bhoir@yahoo.com  
Mob : 9930725925

To  
The MahaRERA,  
Housefin Bhavan, Plot No. C-21,  
E-Block, Bandra Kurla Complex,  
Bandra (East), Mumbai - 400 051.

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to the All that piece and  
parcel of land admeasuring about 1456.46 Sq. Mtrs alongwith the Tit  
Bit land Survey No 27 and 137 Part corresponding to CTS No 240-A  
at Village-Borivali, Taluka – Borivali, in the Registration District and  
Sub - District of Mumbai Suburban (hereinafter referred to as "the  
said Land") and society known as "THE BORIVALI SHREEKRUPA CO-  
OPERATIVE HOUSING SOCIETY LIMITED" a Registered Co-operative  
Housing Society Limited registered under serial No. BOM/HSG/7840  
of 1982 dated 15/04/1982 having its registered office at Building No.  
27, Old MHB Colony, New Link Road, Near Post Office, Borivali  
(West), Mumbai – 400 091 (hereinafter referred to "said Society"),  
(hereinafter referred to as "the Property").

1. I have investigated the title of the said Property on the request **M/S.**  
**KAUSTUBH CONSTRUCTION PRIVATE LIMITED**, a company incorporated  
under The Companies Act, 1956 bearing registration CIN no.  
**U45200MH2007PTC167599** having its registered office address at 401,  
**4<sup>th</sup> Floor, Gundecha Solitaire Premises Co-op. Soc. Ltd., W. E. Highway,**  
**Magathane, Borivali (East), Mumbai 400 066,** and following  
documents i.e.:-



- a. Description of the said Property. (As mentioned above).
- b. The documents of allotment/Purchase of plot by the said Society-
  - i. Photocopy of **Indenture of Lease** dated 04/01/1997, duly registered with the office of Sub – Registrar of Assurances bearing registration no. PBDR2/116/117/1997 executed between **Maharashtra Housing and Area Development Authority** through its **Authorized Officer** (therein referred to as "**the Authority/Lessor**"), wherein the said **Authority** agreed to lease the aforesaid Land in favour of **BORIVALI SHREEKRUPA CO-OPERATIVE HOUSING SOCIETY LIMITED**, represented through its **Managing Committee** (therein referred to as "**the Society/Lessee**") for agreed terms and conditions in respect of the said land **admeasuring about 1324.35 Sq. Mtrs** mentioned in the schedule herein.
  - ii. Photocopy of **Deed of Sale** dated 04/01/1997, duly registered on PBDR-2/118/119/1997 executed between **Maharashtra Housing and Area Development Authority** through its **Authorized Officer** (therein referred to as "**the said Act**"), the said Authority agreed to convey the building of the said Society by way of sale in favour of "**BORIVALI SHREEKRUPA CO-OPERATIVE HOUSING SOCIETY LIMITED**", represented through its **Managing Committee** (therein referred to as "**the Society**") for agreed terms and conditions mentioned therein.



- iii. Photocopy of Registration Certificate No. **BOM/HSG/7840 of 1982 dated 15/04/1982** issued by the Registrar of Co-operative Societies, MHADA for the registration of the said Society under the provisions of The Maharashtra Co-operative Societies Act 1960.
- iv. Photocopy of the Extract of the digitally signed Property Card pertaining to the plot of larger land bearing **CTS No 240-A admeasuring area 95591.50 sq. mtrs. at Village – Borivali, Taluka – Borivali** of Mumbai Suburban District. The name of the said Society is denoted as lessee of the said respective portion of land mentioned in the schedule herein.
- v. Photocopy of the BMC Tax Bill bearing property No. RC0203600110000 standing in the name of the said Society.
- vi. Photocopy of the Certified Extract of the Resolution passed in the Special General Body Meeting (SGBM) dated 17.08.2014 of the said Society for appointment of **M/s. KAUSTUBH CONSTRUCTION PRIVATE LIMITED** as the said Developer herein and the said Society has unanimously approved and appointed the said Developer herein for the purpose of redevelopment of the said Society, buildings and the same was re-confirmed and resolved in the Special General Body Meeting dated 03.07.2022. A Photocopy of the Certified Extract of the Resolution passed in the Special General Body Meeting (SGBM) dated 30.12.2023, the said Society members has unanimously resolved to authorize and empower any 03 (three) out of 05 (five) of the Managing Committee



Members in the following manner i.e. Hon. Chairman, Hon. Secretary and any 01 (one) of the Managing Committee Members, as per their availability to sign, put seal, execute and register all necessary documents in this regard for agreed terms between the said Society and the said Developer herein as mentioned therein.

- vii. Photocopy of the Index-II along with **Re - Development Agreement dated 23/01/2024** duly registered before the concern Sub Registrar of Assurances Borivali under serial No. **BRL-8/1032/2024 registered on 23/01/2024** made and executed by and between the "**BORIVALI SHREEKRUPA CO-OPERATIVE HOUSING SOCIETY LIMITED**" through its authorized Managing Committee (therein and herein referred to as "said Society") and **M/s. KAUSTUBH CONSTRUCTION PRIVATE LIMITED** through its Director **MR. PRAMOD N. GAWANKAR** (therein and herein referred to as "the Developer") wherein the said Society granted redevelopment rights of the said Property to the said Developer as per mutually agreed terms and conditions (hereinafter referred to as "the said Re - Development Agreement") for the property mentioned therein.
  
- viii. Photocopy of **Power of Attorney dated 23.01.2024** and registered before the concern Sub Registrar of Assurances Borivali under serial No. **BRL8-1033-2024**, registration dated **23.01.2024** executed by "**BORIVALI SHREEKRUPA CO-OPERATIVE HOUSING SOCIETY LIMITED**" through its authorized Managing Committee in favour of **M/S. KAUSTUBH CONSTRUCTION PRIVATE LIMITED** through its Director **MR. PRAMOD N. GAWANKAR** thereby empowering with various powers granted therein (hereinafter referred to as "the Power of Attorney").



Photocopy of the Index-II along with **Supplementary Re - Development Agreement dated 05/02/2025** duly registered before the concern Sub Registrar of Assurances Borivali under serial No. **BRL-7/2150/2025 registered on 05/02/2025** made and executed by and between the "**BORIVALI SHREEKRUPA CO-OPERATIVE HOUSING SOCIETY LIMITED**" through its authorized Managing Committee (therein and herein referred to as "said Society") and M/s. **KAUSTUBH CONSTRUCTION PRIVATE LIMITED** through its Director **MR. PRAMOD N. GAWANKAR** (therein and herein referred to as "the Developer") as per mutually agreed terms and conditions (hereinafter referred to as "**the said Supplementary Re - Development Agreement**") for the property mentioned therein.

- ix. Photocopy of **Power of Attorney dated 05/02/2025** and registered before the concern Sub Registrar of Assurances Borivali under serial No. **BRL-7/2152/2025 registered on 05/02/2025** executed by "**BORIVALI SHREEKRUPA CO-OPERATIVE HOUSING SOCIETY LIMITED**" through its authorized Managing Committee in favour of M/S. **KAUSTUBH CONSTRUCTION PRIVATE LIMITED** through its Director **MR. PRAMOD N. GAWANKAR** thereby empowering with various powers granted therein (hereinafter referred to as "**the Extended Power of Attorney**").
- c. Property card issued by City Survey Officer, for CTS No. 240-A admeasuring area 95591.50 sq. mtrs. at Village - Borivali, Taluka - Borivali Mumbai Suburban District.



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ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract /P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 261 dated 21/11/2005 as per ( Property Card Extract).
- e. Search report for 30 (thirty) years from Office Sub - Registrar of Assurances for a period of 30 (thirty) years i.e. from 1993 to 2024 through Search Clerk Mr. S. V. Baikar and another search investigation report dated 17.02.2025 for the search taken at the Office of the Sub - Registrar of Assurances for a period of 2 (Two) years i.e. from 2024 to 2025.
- 3) Any other relevant title. ( Not applicable)
- 4) No Litigations (As confirmed by the said Society & the said Developer).

*B. Bhoir*  
Bhavesh R. Bhoir  
(Advocate-High Court)  
MAH/5028/2009 DATED 22/9/2009



Date: 11.11.2025

*Bhavesh Rohidas Bhoir*  
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