

ABS ANSARI & CO.

Advocate, High Court

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Ref.: ABS/511/2021

FORMAT- A
(Circular No.28 /12021)

To
Maha RERA,
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 all that piece and parcel of land hereditaments and premises situate at Village Deonar lying and being on the property belonging to the Collector of Mumbai Suburban being plot of land Area admeasuring 6807.86 sq. mtr., New Bhim Nagar CHS. (Proposed) bearing C.T.S. No. 1-A [Part] of Village Deonar, Govandi Ward-M/E, Mumbai-400043 (hereinafter referred as the said "**Plot/Property** ").

Sir,

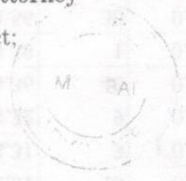
I have investigated the title of the said plot on the request of **UNIVERSAL PROPERTIES**, having address at Sr. No. 150, Plot No. 10, Shop No. 12/13, Sukhwani Emperial, Phase III, Morwadi, Pimpri, Pune (Hereinafter called and referred to as the "**Promoter**" and following documents as under:-

1) Description of the Property

The Plot admeasuring 6807.86 sq. meters, bearing C.T.S. No. 1-A [Part] situated at Govandi Ward-M/E, Mumbai - 400 043, owned by the State Government of Maharashtra is occupied by the Slum Dwellers (hereinafter referred to as "the said Property");

2) The documents of Allotment of Plot:-

By virtue of the said GBR dated 22.07.2018 the respective Society has executed and registered Agreement for Joint Venture Development with the **Star Builders and Developer** and **Universal Properties**, therein thereby appointed **Universal Properties** as "**Promoter/Developer**" for implementation of scheme of rehabilitation as Joint Venture Project, duly registered with office of the Sub-Registrar at Kurla Mumbai Suburban vide Serial No. KRL-2-14028-2018 dated 29.11.2018 along with Power of Attorney for the sake of completion of project of rehabilitation with its full aspect;



3) 7/12 extract issued by Collector of Mumbai Suburban dated mutation entry no. 918 stand in the name of Government of Maharashtra;

4) In accordance Search Report of Chandrakant Shinde [Search Clerk] for 30 years from year 1991 to 2021; Hereto annexed and marked copy of Search Report;

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 Promoter is clear, marketable and without any encumbrances.

The Report reflecting the flow of the title of the (Promoter) on the said Plot/Property is enclosed herewith as Annexure.

Mumbai, 19th March, 2021



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Advocate, High Court

ANNEXURE
FLOW OF THE TITLE

1. The said Property is declared / censuses as a "Slum Area" under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (hereinafter referred to as "the Slum Act") stand in the name of Government of Maharashtra.
2. The Slum Dwellers residing on the said Property have formed themselves in the society in the name of **New Bhim Nagar CHS. (Proposed)** ("the said Society") with the intention to redevelop the said Property under regulation 33 (10) of DCR, 1991 as amended from time to time, in the schemes approved under the provisions of Development Control Regulations and the scheme approved under Slum Rehabilitations Authority and the said legal provisions.
3. The said Property is occupied by 259 slum structures, including a Mandir and Masjid as per the list of Annexure - II issued by the competent authority (hereinafter referred to as "the Slum Dwellers")
4. Due to myriad reasons and magnitude and size require large capital and resources **Star Builders and Developers** with the consent of the Society approached/invited the **Universal Properties** to join as a Joint-Developer in the SRA Scheme with its synergy.
5. By virtue of the said GBR dated 22.07.2018 the respective Society has executed and registered Agreement for Joint Venture Development with the **Star Builders and Developer and Universal Properties** for implementation of scheme of rehabilitation as Joint Venture Project, duly registered with office of the Sub-Registrar at Kurla Mumbai Suburban vide Serial No. KRL-2-14028-2018 dated 29.11.2018 along with Power of Attorney for the sake of completion of project of rehabilitation with its full aspect;
6. The respective Slum Dwellers of the said Property have executed Development Agreement dated 18.02.2009 with the **Star Builders and Developers** and also issued Power of Attorney dated 18.02.2009 for redevelopment of the said Property. The Slum Dwellers have also executed Sammati Patra dated 20.02.2009 granting their consent in favour of one **Star Builders and Developers**.
7. By and under diverse documents, including *inter alia* the Development Agreement dated 18.02.2009 (hereinafter referred to as "the said Development Agreement") and a Power of Attorney dated 18.02.2009 made and duly executed by the Society and the Slum

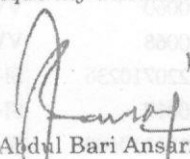


Dwellers and they have appointed **Star Builders and Developers** as the "Developer" for undertaking the redevelopment of the said Property.

- 8. The said **Star Builders and Developers** have submitted the scheme to the SRA vide Receipt No. 0763 dated 20.04.2009. And accordingly on 26.11.2012 the Deputy Collector [Encroachment and Removal] Chembur issued a letter along with certificate of Annexure II with respect to the project of rehabilitation:
- 9. In a General Body Meeting of the Society convened on 22.07.2018 the Society by majority appointed **Universal Properties** as "Cheif Developer" to develop the said Property under the Regulation 33(10) of DCR, 1991;
- 10. In accordance with above referred registered Agreement. the rights of the **Universal Properties** would be as "Promoter" as define under RERA and **Star Builders and Developer** as "Co-Promoter"; and subsequently the Slum Rehabilitation Authorities has granted of Intimation of Approvals under Sub-Regulation 2.3 of Appendix - IV of DCR No. 33(10) dated 24th August, 2020 and Commencement Certificate No. M-E-MCGM/0040/20090420/R dated 20th November, 2020 [Rehab Building] and Sale Building vide No. M-E/MCGM/0040/20090420/AP/S dated 11th February, 2021 with respect to the rehabilitation of SRA Scheme;

*"Pursuant to the deeds and documents and approvals more particularly referred hereinabove I hereby certify that subject to the facts, assumption or representations setout hereat, **Universal Properties** is the Promoter of and/or otherwise well and sufficiently entitled to redevelop the said property without any encumbrances and reasonable doubt in accordance with the approvals granted by the Slum Rehabilitation Authorities". This report is based on the above stated facts, documents and records made available to me for my examination and verification. If any of the facts, assumption or representations is incorrect, I bear no responsibility in respect of any inaccuracies, omission of changes, which may be subsequently discovered.*

Mumbai, 19th March, 2021


 Abdul Bari Ansari
 Advocate, High Court