

SI
SOMNATH IYER
Advocate

To,
MAHARAHSTRA REAL ESTATE
REGULATORY AUTHORITY
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra East, Mumbai 400051

LEGAL TITLE REPORT

Sub:	Title Report with respect to Leasehold Land bearing Survey No. 236 and C.T.S. No. 5661 (Pt), Village Ghatkopar-Kirol, Ghatkopar (East), Mumbai 400 075 (hereinafter referred to as the "the said Land" along with Building No. 43 standing thereon (hereinafter referred to as "the said Building No.43"). The said Land and the said Building No.43 are hereinafter collectively referred to as " the said Property "
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(I) At the request of M/s. Rajshree Shivkunj Developers LLP, I have investigated the title of Pant Nagar "Shivkunj" Co-Operative Housing Society Ltd ('Society') in respect of leasehold rights in respect of the said Land and ownership of the said Building No.43. I have perused the following documents i.e.,

1. Deed of Lease dated 26th July 1990 made between MHADA as lessor of one part and the said Society as the lessee on the other part in respect of the said Land;
2. Property Register Card;

3. Deed of Sale dated 26th July 1990 made between MHADA as Vendor and the Society as Purchaser in respect of the said Building No.43;
4. MHADA by its offer letter dated 12th August 2021 bearing no. CO/MB/REE/NOC/F-1231/1835/2021 agreed for the allotment and development of the said Land admeasuring 897.16 sq. mtrs;
5. Development Agreement dated 17th September 2021 made between the Society, its Existing Members and M/s. Rajshree Shivkunj Developers LLP;
6. Search Report for 30 years i.e., from 1992 to 2021.

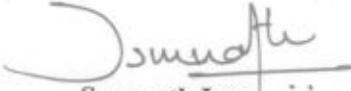
(II) On perusal of the above-mentioned documents produced before me, it appears that;

1. MHADA is the Owner of the said Land i.e., land bearing Survey No. 236 (A) and C.T.S. No. 5661(pt), Village Ghatkopar-Kirol, Ghatkopar (East), Mumbai 400 075.
2. Society is the lessee of the said Land and the Owner of the said Building No.43.

Subject to the Society complying with the terms and conditions contained in the Lease Deed dated 26th July 1990 including payment of the rent, I am of the opinion that the title of the Society in respect of the Leasehold rights in respect of the said Land and ownership rights in respect of the said Building No. 43 is clear and marketable and without any encumbrances, and M/s. Rajshree Shivkunj Developers LLP are entitled to develop the said Property on the terms and conditions mentioned in the Development Agreement dated 17th September 2021.

(III) The report reflecting the flow of the title of the said Property is enclosed herewith as Annexure A.

Encl: Annexure
Date: 12th October 2021


Somnath Iyer
Advocate
ADV. SOMNATH IYER
MAH/2035/2017
C/o. M. Tripathi & Co, 1st Floor,
Irani Building, Janmabhoomi Marg,
Fort, Mumbai - 400 001

SI
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ANNEXURE A

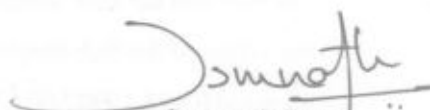
FLOW OF THE TITLE OF SAID LAND

- 1) PR Card: -
 - a. As per Property Card, Order dated 30/04/1998 records that 14135.60 sq.mt in CTS No. 5661 is declared as residential zone. The name of the Society is yet to be recorded and mutated in the Property Card.
- 2) Mutation Entry (Not available)
- 3) Search Report for 30 years from 1992 to 2021.
- 4) Any other relevant title:
 - a. I have issued public notice in Free Press Journal and Janmabhoomi inviting claims on 23rd September, 2021. Till date I have not received any objections.
 - b. The Maharashtra Housing Board, a Corporation established under the Bombay Housing Board Act, 1948 (Bom LXLX of 1948) (hereinafter referred to as the "Board") had been the owner of a larger property situated at Pant Nagar, Ghatkopar Mumbai 400 075, bearing CTS No. 5661 admeasuring 14135.60 sq.mt of Village Kirol, District Mumbai Suburban withing Municipal limits of Greater Mumbai (hereinafter referred to as the 'Larger Property').
 - c. The Board had in pursuance of the said Government of India Scheme for the construction and allotment of tenements on rental basis to individual allottees built the Building bearing No.43 on a portion of the said Larger Property.
 - d. MHADA, as successor of the Board, was the owner of and/or otherwise well and sufficiently entitled to the said Building No. 43 and the said Larger Property.
 - e. The allottees of Building No.43 had formed themselves into a Co-operative Housing Society viz. "Pant Nagar Shiv Kunj Co-operative Housing Society Ltd", being the Society herein.
 - f. By Deed of Sale dated 26th July 1990 made between MHADA as vendor of the one part and the said Society as purchaser of the other part and duly registered at the office of the Sub-Registrar of Assurances at Bandra, Mumbai under P-4353-90 dated 03.08.1990 MHADA sold and conveyed to the said Society the said Old Building.

- g. By Deed of Lease dated 26th July 1990 made between MHADA as lessor of one part and the said Society as the lessee of the other part and duly registered at the office of the Sub-Registrar of Assurances at Bandra, Mumbai under No. P-4355-90 dated 03.08.1990, MHADA granted to the said Society the land bearing Survey No. 236-A Corresponding to CTS No. 5661 (part) admeasuring 810.47 square meters being underneath and appurtenant to the said Old Building, which forms, a part of the said Larger Property, which land is more particularly described in the Schedule thereunder written (hereinafter referred to as the said "Land") on lease for a period of 99 years commencing from the 01.04.1980 on the terms and conditions therein contained and at or for the annual lease rent of Rs.450/-(Rupees Four Hundred Fifty Only) thereby reserved.
- h. In the circumstances aforesaid the Society became the lessee of the said Land and the owner of the Building No. 43.
- i. As the said Building No.43 is old and in a dilapidated condition, the members have decided to redevelop the said Property.
- j. At the Special General Body Meeting of the Society held on 01st June 2019, the Society has appointed M/s. Rajshree Shivkunj Developers LLP formerly known as M/s. Rajshree Land Developers LLP as Developer of the said Property.
- k. By Development Agreement dated 17th September 2021 made between the Society, its Existing Members and yourself, Society with the consent of its Existing Members appointed you as the Developer to redevelop the said Property on the terms and conditions therein contained. The said Development Agreement is duly registered with the Office of Sub Registrar of Assurances Kurla 1 bearing no. KRL1-14447-2021.
- l. MHADA by its offer letter dated 12th August 2021 bearing no. CO/MB/REE/NOC/F-1231/1835/2021, agreed for the allotment and the development of the said Land as well as 86.69 sq. mts. additional area (tit-bit area) aggregating to 897.16 sq. mts.

5) No Pending Litigation.

Date: 12th October 2021


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