

SATISH MISHRA & CO.

Advocates, High Court

Resi.: Room No. 3, S.P. Mishra House, Near Plada House,
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Email : adv_su_mishra@yahoo.com
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FORMAT - A
(Circular No. 28/2021)

To,
Maharashtra Real Estate Regulatory Authority,
Bandra (East),
Mumbai - 400 058.

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to Plot Bearing CTS No. 815(pt) Situated at Andheri (West), Taluka Andheri, District Mumbai - 400 058 (hereinafter referred as the said plot)

A I have investigated the title of the said plot on the request of Prime Infrabuildcon Pvt. Ltd. and following documents i.e.:-

1. Description of the property: CTS No. 815 (Part) of Village Andheri, Taluka Andheri, Mumbai - 400 058, Owner of the land Maharashtra Shashan (Government Land).
2. The documents of allotment of plot : Annexure II obtained from Deputy Collector since it is a Government Land.
3. 7/12 extract/property card issued by City Survey Office dated 16.12.2015, mutation entry no. 707
4. Search report dated 21.06.2021 for 30 years from 1992 till 2021.

B 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 Prime Infrabuildcon Pvt. Ltd. is clear, marketable and without any encumbrances.

Developers of the Land

(1) CTS No. 815 (Part) of Village Andheri, Taluka Andheri, Mumbai - 400 058, Owner of the land Maharashtra Shashan (Government Land).

(2) Qualifying comments/remarks if any : No

Su



C The report reflecting the flow of the title of the (owner/promoter/
developer/company) on the said land is enclosed herewith as
annexure.

Satish
SATISH MISHRA
Advocate



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FLOW OF THE TITLE OF THE SAID LAND.



SATISH MISHRA
Advocate



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TITLE CERTIFICATE

Ref.: All that piece or parcel of Plot of collector Land bearing CTS No. 815 (part) admeasuring 4716.50 sq. mtrs. of Village Andheri, Andheri (West), Mumbai - 400 058, within the Registration District and Sub-District of Mumbai Suburban.

To,

M/s. Prime Infrabuildcon Private Limited, a private limited company registered under the provisions of the Companies Act, 1956, having its office at Office No. 3, Ghanshyam Patil Building, 355, S. V. Road, Andheri (West), Mumbai - 400 058.

As per the instruction of M/s. Prime Infrabuildcon Private Limited, We have perused Letter of Intent issued by Slum Rehabilitation Authority (S.R.A.), I.O.D., C.C. and all relevant Revenue Records, P. R. Cards, Development Agreement etc. in respect of the aforesaid property and found that :-

The land i.e. All that piece or parcel of Plot of Collector Land bearing C.T.S. No. 815 (part), admeasuring 4716.50 Sq. mtrs. of Village Andheri, Andheri (West), Mumbai - 400 058, within the Registration District and Sub District of Mumbai Suburban is belong to the government of Maharashtra and all the revenue records also stands in the name of Maharashtra government.



:2:

There are 227 Tenants/Occupants of the aforesaid property and they have been in use, occupation and possession of their respective tenements standing on the aforesaid property and the said Tenants/Occupants have formed a society namely **Rahiman Baug SRA Co-op. Housing Society Ltd.**, duly registered under serial No. MUM/SRA/HSG/(T.C)/13078/ 2020.

The portion of the aforesaid property earmarked for reservation of Public Housing and Retail Market in the development plan and the same is declared under the Slum Rehabilitation Scheme and is occupied by the Tenants/Occupants.

The Government of Maharashtra and the Municipal Corporation of Greater Mumbai has formulated a policy for Re-Development/Re-Construction of slums through participation of slum dwellers under Regulation No. 33 (10) of the Development Control Regulations for Greater Bombay, 1991, (hereinafter referred to as 'said Corporation of Greater Bombay).

The society property has been declared as a slum under the Slum Re-Developments Scheme of the Government of Maharashtra and the Municipal Corporation of Greater Mumbai.

The society in its General Body Meeting held on 27th October, 2020 unanimously appointed M/s. Prime Infrabuildcon Private Limited, as Developers of the aforesaid property.



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:3:

There are various structures standing on the aforesaid property and same have been occupied by the various tenants for the last several years and the Developers have agreed to re- accommodate them in the newly constructed re-building on the aforesaid property under Slum Rehabilitation Development Scheme.

By the Developments Agreement dated 30th April, 2021 entered into by and between the said society i.e. Rahiman Baug SRA Co-op. Housing Society Ltd., (therein referred to as the "Society") and M/s. Prime Infrabuildcon Private Limited (therein referred to as the "Developers"), the said society granted developments rights in respect of the aforesaid property to the Developers on the terms and conditions mentioned therein.

In pursuance to the said Development Agreement, dated 30th October, 2021, the said society simultaneously executed an Irrevocable General Power of Attorney, dated 30th October, 2021, duly notarized in favour of **M/s. Prime Infrabuildcon Private Limited.**

The Slum Rehabilitation Authority granted a Letter of Intent bearing No. SRA/ENG/2083/KW/STGL/LOI, dated 10th February, 2020, for the development of the aforesaid property under the said scheme on the terms and conditions set out in the said Letter of Intent for the development of the aforesaid property under the Slum Rehabilitation Scheme under D.C Regulation No. 33 (10) read with Appendix IV to the D.C Regulation.



:4:

The plans for constructing building on the aforesaid property are duly sanctioned by Slum Rehabilitation Authority (S.R.A.). The S.R.A. has granted Letter of Intent, Intimation of Approval and Commencement Certificate granted by the S.R.A. for the Composite Building are as under:-

- i. **Letter** of Intent bearing NO. SRA/ENG/2083/KW/STGL/ LOI, dated 10th February, 2020.
- ii. **IOA** (Intimation of Approval) No. KW/STGL/0045/20081201/AP/Sale, dated 26th February, 2021 (extended/re-endorsed till date).
- iii. **Commencement** Certificate No. KW/STGL/0045/20081201/AP/Sale, dated 18th March, 2021 (extended/ re-endorsed till date).

The Copies of the said L.O.I., I.O.A. and C.C. are annexed herewith and marked as Exhibit 'A' Collectively.

On perusal of the Letter of Intent issued by Slum Rehabilitation Authority (S.R.A.), I.O.A., C.C. and all relevant Revenue Records, P. R. Cards, Developments Agreement and Power of Attorney etc. in respect of the aforesaid property.

In our opinion, the Title of the Maharashtra Government in respect of the aforesaid property is clear and marketable and free from all encumbrances and the members of the society i.e. Rahiman Baug SRA Co-op. Housing Society Ltd., have been in physical possession of the aforesaid property.



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:5:

The Development Agreement, Power of Attorney and all other relevant document executed by the aforesaid society i.e. Rahiman Baug SRA Co-op. Housing Society Ltd., in favour of M/s. Prime Infrabuildcon Private Limited are valid, subsisting and binding upon the society and pursuant thereto M/s. Prime Infrabuildcon Private Limited are entitled to develop the aforesaid property and M/s. Prime Infrabuildcon Private Limited being the Developers are under obligation to provide to the member/occupant of the said society the Permanent Alternate Accommodation and the said M/s. Prime Infrabuildcon Private Limited is entitled to sell the balance saleable component area/flats to the prospective purchasers and to enter into an Agreements with the prospective purchaser/s of the flats and to receive the sale proceeds in respect thereof.

Hence this certificate is issued on this 21st May, 2021.

Mumbai.

Satishra

(Advocates)

