



**SURINDER KAUR RAO**

**B.A. LL.B.**

**Advocate High Court & Notary (Govt. of India)**

**Regn. No. 2957/2005**

**Thane & Mumbai**



FORMAT - A

(Circular No. 28/2021)

To,  
MahaRERA,  
Maharashtra Real Estate Regulatory Authority,  
HousefinBhavan, 6th & 7th floor,  
E Block, BandraKurla Complex,  
Bandra (East), Mumbai - 400051.

**LEGAL TITLE REPORT**

Dear Sir,

Sub.: Title clearance certificate with respect to land bearing Survey Nos. 199 Hissa No. 3(pt), 4(pt) & 6(pt) of village Majiwade, Taluka & District Thane (hereinafter referred to as the "said Property").

A. I have investigated the title of the said Property more particularly stated hereinabove, at the request of M/S. RAUNAK CORPORATION, a registered partnership firm under the provisions of Indian Partnership Act, 1932 and upon perusing the following documents in the manner hereinafter stated i.e.:

1) Description of the Property :

ALL THOSE portions aggregately admeasuring 2582.52 sq. mtrs. of land being immovable properties situate, lying and being at village Majiwade, Taluka & District Thane, Registration District and Sub District Thane and within the limits of Thane Municipal Corporation & bearing following description :

Sr.	Survey No.	Hissa No.	Area (H-R-P)	Sq. Mtrs.
1	199	3 (pt)	0-09-10	214.80 sq. Mtrs. Out of 910
2	199	4 (pt)	0-62-20	1936.03 sq. mtrs. Out of 6220
3	199	6 (pt)	0-35-00	431.69 sq. Mtrs. Out of 3500

2) The document pertaining to the said Property are as under:

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*Shao*



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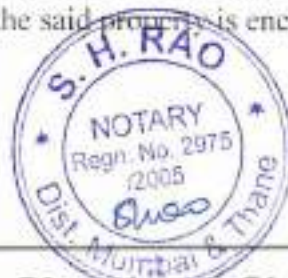
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- a) The title documents perused by me are more particularly set out in Certificate of Title dated 02/05/2022 issued by me which is annexed/enclosed hereto and marked as "Enclosure 1".
- 3) 7/12 extracts downloaded from E-Mahabhumi Site on 21/02/2022 pertaining to the said property and the Mutation entries are perused by me and details whereof are reflected in the "Enclosure 1".
- 4) Search report for 30 years from 1992 till 2022 issued by Mr. Sachin More (Search Clerk) is perused by me, details whereof are reflected in the "Enclosure 1".
- B. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property read with what is stated herein and subject to what is stated in the Certificate of Title dated 02/05/2022 issued by me, annexed/enclosed herewith as "Enclosure 1" and subject to the qualification/observation inter alia as regards the litigation set out in "Enclosure 1" I am of the opinion that M/S. RAUNAK CORPORATION is the developer of the said property and they are absolutely entitled to the development rights pertaining to the said property. Their right to develop the said property is clear, marketable and free from any encumbrances.
- C. The Owner of the said property is KOKAN HOUSING AND AREA DEVELOPMENT AUTHORITY (a MHADA Unit and hereinafter referred to as 'the said KHADA'), a Statutory Corporation constituted under the Maharashtra Housing and Area Development Act, 1977 and its name is reflected on the 7/12 extracts of the said Property and M/S. RAUNAK CORPORATION, a partnership firm consisting of two partners namely (i) Mr. Vijay P. Mody and (2) Mr. Rajan N. Bandelkar are absolutely entitled to and vested with the power to develop the said property in accordance with the sanctioned plans.
- D. The report reflecting the flow of the title of the said KHADA and/or right of the Promoters to develop the said property is enclosed herewith as "Enclosure 1".

Encl: Annexure

Date : 02/05/2022



*S.H. RAO*  
Advocate

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Enclosure 1

## TITLE CERTIFICATE

Re: Plot bearing Survey No 199 Hissa No. 3(pt), 4(pt) & 6(pt) of village Majiwade, Taluka & District Thane in the Registration District and Sub District Thane and within the limits of Thane Municipal Corporation.

I have, at the request of M/S. RAUNAK CORPORATION, a partnership firm registered under the provisions of Indian Partnership Act, 1932 having its registered office at 26 Kilachand Building, 298 Princess Street, Marine Lines, Mumbai - 400 002 and administrative office at Plot No.1, First Floor, Mohan Mill Compound, Ghodbunder Road, Thane (W) - 400 607 (hereinafter referred to as the 'said Firm'), investigated the title of KOKAN HOUSING AND AREA DEVELOPMENT AUTHORITY (a MHADA Unit and hereinafter referred to as 'the said KHADA') as well as the said Firm's right to develop the property more particularly described in the Schedule hereunder written (hereinafter referred to as 'the said property').

1. The said KHADA i.e. KOKAN HOUSING AND AREA DEVELOPMENT AUTHORITY (a MHADA Unit), a Statutory Corporation, has been constituted under the Maharashtra Housing and Area Development Act 1977, (hereinafter referred to as the said Act) is entitled to the LAND being all those pieces or parcels of land bearing Survey No 199 Hissa No. 3(pt), 4(pt) & 6(pt) aggregately admeasuring 2582.52 sq. mtrs. situated, lying and being at Village Majiwada, Shivali Nagar, Tal. and District Thane in the Registration District & Sub-District Thane and within the local limits of Thane Municipal Corporation (hereinafter referred to as 'the said Land').
2. The original Title Deeds related to ownership of the said KHADA could not be perused, however, their names appear on the respective 7/12 extract as owners.
3. I have perused the documents of title in respect of the said Land alongwith structures/tenements thereon (hereinafter collectively referred to as 'the said property') more particularly described in the Schedule hereunder written, it appears that:



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- a) The said Land viz. the plots of land bearing Survey No 199 Hissa No. 3(pt), 4(pt) & 6(pt) situated, lying and being at Village Majiwada, Vartak Nagar, Tal. and District Thane in the Registration District & Sub-District Thane and within the local limits of Thane Municipal Corporation are owned by the said KHADA as per revenue records.
- b) There exists a cluster of hutments on the said land which are declared as 'Slum Rehabilitation Area' under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 and 3(c) certificate was granted on 17/01/2020.
- c) Recognizing the need for redevelopment of the said structures, the occupants of the slum structures situated on the said land joined together and decided to form a proposed co-operative housing society named 'ShivainagarSainath SRA Co-operative Housing Society (proposed)' hereinafter referred to as 'the said Society'.
- d) There are 45 members of the said Society alongwith 104 Residential PAP and 12 Commercial PAP occupying an area of about 2582.52 sq.mtrs.
- e) In pursuance of Resolution No. 3 dated 31/08/2008, vide Memorandum of Understanding dated 18/11/2008, the said Society granted development rights in respect of the said property in favour of M/s. Raunak Corporation (hereinafter referred to as 'the said firm') upon the terms and conditions therein mentioned (hereinafter referred to as 'the said MOU') and also executed an even dated Power of Attorney in favour of the said firm in pursuance of the said MOU (hereinafter referred to as 'the said First POA').
- f) In pursuance of the application made to Kokan Housing and Area Development Board (hereinafter referred to as 'the said Board'), the said Board granted its NOC for carrying out the redevelopment of the said property under the SRA Scheme upon the terms and conditions therein mentioned.
- g) The Mumbai Metropolitan Region Slum Rehabilitation Authority (hereinafter referred to as 'the said Authority') has granted its LOI bearing No.MMR, SRA/ENG/ 023/SEC-4/MHADA/LOI dated 29/10/2021 in favour of the said Firm for the redevelopment of the said property under the provisions of Unified Development Control and Promotion Regulation No.14.7.6.xi under Slum Rehabilitation Scheme upon the terms and conditions therein mentioned.

- h) A portion of area admeasuring 101.84 Sq. Mtrs. is reserved for 6.00mtrs. wide proposed D.P. Road in accordance with the Development Plan.

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- i) The members of the said Society applied for and got the said Society registered under the name and style of 'ShivainagarSainath SRA Co-operative Housing Society Limited' bearing registration No. TNA/SRA/HSG/(T.C.)/19/Year-2022 dated 22/02/2022 having registered address at Survey No 199 Hissa No. 3(pt), 4(pt) & 6(pt) situated, lying and being at Village Majiwada, Pokhran Road No.1, Tal. and District Thane.
- j) The Executive Engineer, Slum Rehabilitation Authority (hereinafter referred to as 'the said Executive Engineer'), has granted its IOA bearing No. SRA/ENG/037/SEC-4/MHADA/AP dated 01/11/2021 for Rehab Building and IOA bearing No. SRA/ENG/038/SEC-4/MHADA/AP dated 01/11/2021 for sale building with Mechanical Parking Tower in favour of the said Firm for constructing Buildings upon the said property upon the terms and conditions therein mentioned .
- k) The said Authority has vide its V.P./Permission No. MMR, SRA/ /037/SEC-4/MHADA/AP dated 24/02/2022 granted Commencement Certificate for Rehab Building upto plinth level and vide its V.P./Permission No. MMR, SRA/ 038/SEC-4/MHADA/AP dated 24/02/2022 granted Commencement Certificate for sale building with Mechanical Parking Tower upto plinth level in favour of the said Firm in respect of the development of the said property upon the terms and conditions therein mentioned.
- l) The said firm submitted Declaration dated 22/11/2021 registered with the office of Sub-Registrar of Assurances at Thane under Sr. No. TNN-2/22336/2021 to MMR, SRA regarding handing over of 6 mt. wide internal MHADA layout road admeasuring 101.84 Sq. mtrs. to the said Board at free of cost before obtaining OCC of the Rehab Building of the layout.
- m) The said firm further submitted Undertaking dated 25/11/2021 registered at the office of Sub-Registrar of Assurances at Thane under Sr. No. TNN-2/22655/2021 to MMR, SRA as prescribed under the provisions of the SRA.
- n) In furtherance of the said MOU, vide Development Agreement dated 01/05/2022 made and executed by and between the said Firm therein referred to as the Developers of the one part and the said Society therein also referred to as the Society of the o ther part, the Society therein granted development rights in respect of the said property in favor of the Developers therein at or for the consideration and upon the terms and conditions therein mentioned (hereinafter referred to as 'the said Development Agreement').



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- o) Pursuant to the said Development Agreement, the Society also executed an even dated Power of Attorney in favour of the nominees of the said Firm in order to enable them to carry out all acts, deeds, matters and things in respect of the said property in the maneer contained therein (hereinafter referred to as 'the said Second POA').
- p) The Partners of the said Firm have represented that there is no litigation either pending or otherwise in respect of the said property;
4. We have caused searches to be taken of the said property in relevant Sub Registry, the records of the Sub – Registrar, we have collected the relevant information and perused the documents made available. The details are as follows
- Since 1992-2021 – Nil
- 2021 – (1) Declaration dated 22/11/2021 Reg No. TNN-2/22336/2021 dt. 22/11/2021 executed by M/s. Raunak Corporation through Partner Shri. Rajan N. Bandelkar
- (2) Declaration dated 25/11/2021 Reg No. , TNN-2/22655/2021 dt. 25/11/2021 executed by M/s. Raunak Corporation through Partner Shri. Rajan N. Bandelkar
- 2021 – Record (Index II) are not bound and not maintained properly.
- 2022 – Index II not ready.
5. We hereby certify that under the circumstances as recited hereinabove and subject to (i) the said Firm complying with the terms and conditions of LOL, IOA, the Commencement Certificate (ii) the terms and conditions of the said MOU (iii) subject to the qualifications/limitations of the Search Report and (iv) what has been stated hereinabove, the said Firm is absolutely entitled to develop the said property in accordance with the sanctioned plan and the said title of the said KHADA is clear and marketable.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THOSE portions of plots of land aggregately admeasuring 2582.52 Sq. Mtrs. out of land bearing Survey No 199 Hissa No. 3(pt), 4(pt) & 6(pt) of village Majiwade, Taluka & District Thane in the Registration District and Sub-District having the following boundary:

Place : Thane

Date : 02-05-2022



*S. H. Rao*  
Advocate

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