

SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

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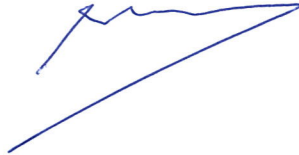
FORMAT-A
(Circular No.28/2021)

To
MahaRERA
BKC, Housefin Bhavan, near RBI,
E Block, Bandra Kurla Complex,
Bandra East, Mumbai, Maharashtra
400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of Land admeasuring 2592.00 sq. mtrs. or thereabouts, bearing Survey no 161(pt) and having corresponding **CTS No. 449B**, together with the building standing thereon known as "Aareel Tower CHS", situated at National School Marg, Bhattipada, Bhandup (West), Mumbai- 400 078, within the local limit of "S" Ward of Municipal Corporation of Greater (hereinafter refereed to as **the Said Property**).

I have investigated the title of the said plot on the request of Mr. Vaibhav A Kokate , Director of M/s Shree S. S. Infra Developers Private Limited and following documents i.e.

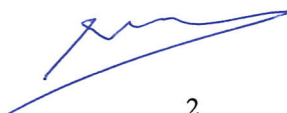


1. Description of Property
(the said Property)

ALL THAT PIECE AND PARCEL of Land admeasuring 2592.00 sq. mtrs. or thereabouts, bearing Survey no 161(pt) and having corresponding **CTS No. 449B**, together with the building standing thereon known as "Aareel Tower CHS", situated at National School Marg, Bhattipada, Bhandup (West), Mumbai-400 078, within the local limit of "S" Ward of Municipal Corporation of Greater Mumbai.

1. Documents of Allotment of said Property

By Deed of Deemed Conveyance dated 27th November 2014, registered in the office of the Sub-Registrar of assurances at Kurla under Sr. No.KRL-3/9681, read with Deed of Rectification dated 20th January 2015, registered in the office of the Sub-Registrar of assurances at Kurla under serial no.KRL-3/655 of 2015, for the consideration and on the terms and conditions contained therein, (1) Jiva Ratna Paul, (2)M/s. Siddhi Vinayak Builders through Proprietress Smt. Sudheshkumari alias Santoshkumari Agarwal, the Vendors therein, with confirmation of the RNA Builders/Rockline Construction Company, the First Confirming Party therein and M.J.S. Rodrigues & other 16, Second Confirming Party therein through District Deputy Registrar Cooperative Societies (2) (East Sub-urban), Mumbai, conveyed and transferred to Aareel Tower Cooperative Housing Society Ltd, bearing Registration No.BOM/WS/HSG8510 of 1998 the Property admeasuring 2592 sq. mtrs. (3119.7 sq. mtrs.) as per property Register card, bearing Survey



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No. 161(pt), CTS No.449B of Village Kanjur, Taluka Kurla, District Mumbai Suburban.

By Development Agreement dated 27th November 2015, registered in the office of the Sub-Registrar of assurances at Kurla under Sr. No.KRL-5/7970/2015, for the consideration and on the terms and conditions contained therein, the said Aareel Cooperative Housing Society Ltd; granted development rights of the said Property admeasuring 2592 sq. mtrs.(3119.7 sq. mtrs.) as per property Register card, bearing Survey No. 161(pt), CTS No.449B of Village Kanjur, Taluka Kurla, District Mumbai Suburban to M/s Shree Swami Samarth Developers, represented through its partner Mr. Vaibhav Atmaram Kokate.

2. The name of Aareel Tower CHS Ltd; is recorded in Property Register Card of the said Property.
3. Searches are caused to be taken in the offices of the Sub-Registrar of Assurances having jurisdiction over the said Property for last 30 years from 1st January 1991 till 31st December, 2020 and further 1st January, 2021 till 17th July, 2023.



4. The partnership firm “ M/s Shree Swami Samarth Developers (Project Vrindavan CHS)” was converted into Private Limited Company “M/s Shree S. S. Infra Developers Pvt. Ltd” with all its assets and liabilities of the firm as mentioned in the Memorandum of Association of M/s Shree S. S. Infra Developers Pvt. Ltd. The Partners of the Firm were know the share holders of the company.
5. IOA bearing no S/PVT/108/20120316/AP/S1 dated 29.12.2022 has been issued by Slum Rehabilitation Authority in the name of M/s Shree S. S. Infra Developers Private Limited.

Owners of the Land

Aareel Tower CHS is the holder of land bearing Survey no 161(pt) and corresponding CTS no 449B of village Kanjur, Taluka Kurla , District MSD for area admeasuring 2592.00 sq.mtrs.

Developer of the Land:

M/s Shree S. S. Infra Developers Private Limited

Therefore in my opinion, as per above mentioned revenue records with comments made thereupon and as per Search report and information provided by my client, title of the said Property is clear, marketable and free from

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encumbrances and the said M/s Shree S. S. Infra Developers Private Limited, are entitled to develop the said Property in accordance with municipal plans as may be sanctioned and as per clause 3.13 Reg. No. 33(10) of DCPR 2034 of the Municipal Corporation of Greater Mumbai, in conformity with Slum Rehabilitation Scheme. The report reflecting the flow of the title of the said land is enclosed herewith as annexure .

Encl: Annexure

Mumbai Dated 25th July, 2023



(SAMIR K. VAIDYA)

Advocate

SAMIR K. VAIDYA,
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Flow of the Title of the said Land

Sr. no.

1. Property card of CTS no 449B
2. Search report for 30years from 1st January 1991 till 17th July 2023.
3. Index -II Of Development agreement .
4. MOA and AOA of M/s Shree S. S. Infra Developers Pvt. Ltd.
5. IOA no : S/PVT/108/20120316/AP/S1

Mumbai Dated :25.07.2023



(SAMIR K. VAIDYA)

Advocate

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