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Anila Pillai
Advocate, High Court

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FORMAT – A
(Circular No.28/2021)

8th June, 2023

To
Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, Housefin Bhavan
Plot No.C-21, E Block
BKC, Bandra (East)
Mumbai 400 051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot bearing CTS No.960/6, of Village Malad (South), Taluka Malad, District MSD (hereinafter referred as the said Plot)

We have investigated the title of the said plot on the request of M/s. Kamla Homes & Lifestyles Pvt. Ltd., (the promoter/developer/company) and following documents i.e.:

1. Description of the Property – C.T.S. No.960/6 of Village Malad (South), Taluka Malad/ District M.S.D. (hereinafter referred as the said Plot).

SCHEDULE OF THE PROPERTY
(LAYOUT PROPERTY)

ALL THAT piece or parcel of Investigation of property being land bearing C.T.S. No.960/6 admeasuring 1782.40 sq. mtrs. i.e. 1641.72 Sq. Mtrs. Net Plot and 140.68 Sq. Mtrs. Set back area of Village Malad (South), Taluka Malad in the Registration District and Sub-District of Mumbai City area and Mumbai Suburban and now in Greater Mumbai forming part of the land or ground and registered in books of Collector of Land Revenue under non-agricultural in the Registration District & Sub District of Mumbai Suburban as follows:-

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C.T.S. No. 960/6

On or towards the North : Plot bearing CTS No.960/7
On or towards the South : Road
On or towards the East : Plot bearing CTS No.853
On or towards the West : Road

2. The documents of allotment of plot.
   a) Deed of Conveyance dated 04/03/2016
   b) Development Agreement dated 11/05/2023

3. Property cards issued by City Survey Office, Malad dated 26/05/2023

4. Search Report for 32 years from 1991 till 2023 from Sachin S. Pawar dated 07/06/2023

5. 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 M/s. Kamla Homes & Lifestyles Pvt. Ltd. (owner /the promoter / developer / company) is clear, marketable and without any encumbrances (if any encumbrances please mentioned in separate sheet).

Owners of the land

C.T.S. No.960/6

1) Ridhima Apartment CHS Ltd. CTS No. 960/6
2) Qualifying comments/remarks if any (Not required)

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6. The Report reflecting the follow of title of M/s. Kamla Homes & Lifestyles Pvt. Ltd., (owner/the promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure

A. Title Certificate dated 2nd June, 2023
B. Legal Title Report dated 8th June, 2023

Dated: 8th June, 2023
Place: Mumbai

For PILLAI AND CO.

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SOLE PROPRIETOR

(ANILA PILLAI)
ADVOCATE
Advocate Code: High Court (OS) - 123745
From April - 1988

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Anila Pillai
Advocate, High Court

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FLOW OF THE TITLE OF THE SAID LAND

1. Property Card as on date of application for registration available.
2. Mutation Entry No.___ (Not applicable)
3. Search Report for 32 years from 1991 to 2023 taken by Sachin S. Pawar from Sub-Registrar Office at Mumbai, Bandra, Andheri and Borivali.
4. Any other relevant title (Not applicable)
5. Litigations if any (Not applicable)

Dated: 8th June, 2023
Place: Mumbai

For PILLAI AND CO.

Pillai

SOLE PROPRIETOR
(ANILA PILLAI)
ADVOCATE
Advocate Code: High Court (OS) - 123745
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ANNEXURE

FLOW OF TITLE OF THE SAID PROPERTY

1. The said Ridhima Apartment has been in possession and occupation of all that piece and parcel of land or ground lying admeasuring 1782.40 sq. mtrs. i.e. 1641.72 Sq. Mtrs. Net Plot and 140.68 Sq. Mtrs. Set back area, as per property card of Village Malad (South), Taluka – Malad situate along with the building standing thereon and known as 'Ridhima Apartment Co-operative Housing Society Ltd.' having ground plus three upper floors consisting of 44 residential flats in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The said land and the said buildings shall hereinafter collectively be called "the said Property" and which is more particularly described in the Schedule herein;

2. That Ridhima Apartment Co-operative Housing Society Ltd. is the absolute Owner of the Property under Deed of Conveyance dated 4th March, 2016 which was Registered with Office Sub Registrar of Assurances, Borivali-6, Mumbai under Sr. No.BRL-6-2120-2016.

3. By and under Redevelopment Agreement dated 11th May, 2023 made between the said Ridhima Apartment Co-operative Housing Society Ltd. of the one part and M/s. Kamla Homes & Lifestyles Pvt. Ltd. therein called the Developer of

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the Second part, the said Ridhima Apartment has appointed M/s. Kamla Homes & Lifestyles Pvt. Ltd. as the Developer of the said property and granted the rights of the developments and other rights in respect of the said Property in favour of M/s. Kamla Homes & Lifestyles Pvt. Ltd. interalia by demolishing the existing building known as "Ridhima Apartment Co-operative Housing Society Ltd., and to construct a new building on the said Plot of Land for the consideration and upon the terms and conditions mentioned therein. Under the said Redevelopment Agreement dated 11th May, 2023, M/s. Kamla Homes & Lifestyles Pvt. Ltd. are entitled to sell the flats/premises (except flats/ Premises to be provided to the existing members of the said Society as and in the manner mentioned in detail therein) to the prospective purchasers thereof. The said Redevelopment Agreement is registered with the office of the Sub-registrar of Borivali-5 under Serial No.BRL-5-8127-2023 on 11-05-2023. In pursuance of the said Agreement, the said Society has also executed Power of Attorney dated 11-05-2023 for the redevelopment of the said property in favor of Directors of M/s. Kamla Homes & Lifestyles Pvt. Ltd. as mentioned therein. The said Power of Attorney is also registered with the Sub-Registrar of Assurances at Borivali-5 under Serial No.BRL-5-8128-2023 on 11-05-2023.

For PILLAI AND CO.

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(ANILA PILLAI)
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From April - 1988