CHARUSHILA J. RAORANE, B.COM, LL. B,

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H/505, Fifth Floor, Ekta Bhoomi Garden, Dattapada Road, Opp. TATA Steel , Borivali (East), Mumbai – 400 066
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FORMAT – A

(Circular No:- 28/2021)

To

Maharashtra Real Estate Regulatory Authority (MahaRERA)

6th & 7th Floor, Housefin Bhuvan,

Plot C 21E – Block, Bandra Kurla Complex,

Bandra (East), Mumbai – 400051.

Sub: All that piece and parcel of land bearing CTS NO. 195/173/2 Plot No. 22, admeasuring 940.60 Sq. Meters And admeasuring 943 Sq. Meters as per property Card or thereabouts of Andheri Village, Gulmohar Cross Road No. 12, J. V. P. D., Andheri (West), Mumbai 400 049 Taluka Andheri within the Mumbai Suburban District and the Building known as "The Golden Tobacco Worker's Co-operative Housing Society Limited" standing thereon; ("hereinafter referred to as the said Property for the sake of brevity").

1. INTRODUCTION:

I have investigated the title of "The Golden Tobacco Worker's Co-Operative Housing Society Limited" ("Society") to the said Property, on the request and instructions of my clients M/s. H Rishabraj Realty., having its office at 103, Jai Tirth Building, Daulat Nagar, Road No.10, Borivali (West), Mumbai-400066, on perusal of the copies of documents mentioned below, I observe as under :

2. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land bearing CTS NO. 195/173/2 Plot No. 22, admeasuring 940.60 Sq. Meters And admeasuring 943 Sq. Meters as per property Card or thereabouts of Andheri Village, Gulmohar Cross Road No. 12, J. V. P. D., Andheri (West),

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Mumbai 400 049 Taluka Andheri within the Mumbai Suburban District and the Building known as "The Golden Tobacco Worker's Co-operative Housing Society Limited" standing thereon and bounded as follows:

On or towards the North	:	Plot No.21
On or towards the East	:	Plot No.5 & 27 &28
On or towards the South	:	Plot No. 22
On or towards the West	:	40.6 wide Road

3. DOCUMENTS OF ALLOTMENT OF PLOT PERUSED AND GRANT OF DEVELOPMENT RIGHTS IN RESPECT THEREOF:

i) By a registered Indenture of Lease dated 11th January 1967 vide registration No. 507-1967 of additional Book No. I dated 3rd February,1967

ii) Redevelopment Agreement Dated 31/03/2022 registered with Jt. Sub-Registrar at Borivali - 15 vide Sr. No. BRL-15-5405 of 2022, Dated 18/04/2022.

iii) Power of Attorney Dated 18/04/2022 registered with Jt. Sub-Registrar at Borivali – 15 vide Sr. No. BRL-15/15446 of 2022, Dated 03/08/2022.

4. PROPERTY CARD AND REVENUE RECORD:

The Property Card in respect of the said property is standing in the name of MHADA and the MHADA Authority is given on Lease Vide Indenture of Lease dated 11th January 1967 to the Lessee i.e. The Golden Tobacco Workers Co-operative Housing Society Limited.

5. OWNERS OF THE LAND:

The said property is standing in the name of the MHADA, situated at CTS NO. 195/173/2 Plot No. 22, admeasuring 940.60 Sq. Meters And admeasuring 943 Sq. Meters as per property Card or thereabouts of Andheri Village and Taluka Andheri,

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"Sneh Sagar" Building belonging to The Golden Tobacco Workers Co-operative Housing Society Limited, situate at Gulmohar Cross Road No. 12, J. V. P. D., Andheri (West), Mumbai 400 049 was seized, possessed and sufficiently entitled of the Property.

6. 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 The Golden Tobacco Workers Co-operative Housing Society Limited is clear, marketable and without any encumbrances and **M/s. H Rishabraj Realty** is entitled to redevelop the said property.

Owner of the land

The Golden Tobacco Workers Co-operative Housing Society Limited.

Developer of the land

M/s. H Rishabraj Realty

7. The report reflecting the flow of the title of The Golden Tobacco Workers Co-operative Housing Society Limited as owners and **M/s. H Rishabraj Realty** as Developer on the said land is enclosed herewith as Annexure-A.

Dated this 31st day of July, 2023

Yours faithfully,

Charushila J. Raorane Advocate High Court

CHARUSHILA J. RAORANE
Advocate, High Court

Place: Mumbai

N.B.: The Title Report thereto are issued for my client's use and are based on copies of the documents furnished to me as mentioned therein.

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ANNEXURE- A

TO TITLE REPORT DATED 31st July,2023

FLOW OF TITLE

Sub: All that piece and parcel of land bearing CTS NO. 195/173/2 Plot No. 22, admeasuring 940.60 Sq. Meters And admeasuring 943 Sq. Meters as per property Card or thereabouts of Andheri Village, Gulmohar Cross Road No. 12, J. V. P. D., Andheri (West), Mumbai 400 049 Taluka Andheri within the Mumbai Suburban District and the Building known as "The Golden Tobacco Worker's Co-operative Housing Society Limited" standing thereon; ("hereinafter referred to as the said Property for the sake of brevity").

Our observation relating to the title of The Golden Tobacco Workers Co-Operative Housing Society Limited to the said property described in the Schedule hereunder written and also the entitlement of M/s. H Rishabraj Realty to undertake the redevelopment of the said property is as under:

a) The said Society i.e., The Golden Tobacco Worker's Co-Operative Housing Society Limited., is a Society registered under the provision of Maharashtra Cooperative Societies Act. 1960, bearing Registration No. BOM/HSG/ 346 OF 1963, (hereinafter referred to as the said Society).

b) By a registered Indenture of Lease dated 11th January 1967 vide registration No. 507-1967 of additional Book No. I dated 3rd February,1967 made by and between MHADA, therein referred to as the Party of the One Part and the Society, herein referred to as the Lessee of the Other Part, MHADA demised unto the Society, the said property for a term of 99 years commencing from 14th November,1964 and upon the terms and conditions.

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c) The Society thereafter got the plans sanctioned from the concerned authorities and constructed on the said Plot a building known as "SNEH SAGAR" consisting of 2 Wings namely, "A Wing" comprising of Ground + 7 Upper Floors with 20 Tenements therein and "B Wing" comprising of Ground + 4 Upper Floors with 18 tenements therein, aggregating to 38 Tenements [hereafter referred to as "Said Building"], which came to be allotted by the Society among its Members. Each of the Members of the Society by the allotment of the premises were made registered Shareholder of the Society and were issued 5 Fully Paid-Up Shares of Rs. 50/- under diverse Share Certificates and by holding such Share Certificates the respective Members and registered Shareholders of the Society became absolutely entitled to use and occupy the respective premises allotted to the Members by the said Society. Out of the 38 Tenements. Originally, there were only 27 tenements in the building, however subsequently, further additional vertical construction was undertaken by the Society which resulted into additional floors being constructed on the existing building and additional 11 residential flats.

d) The Society thereafter approached you with a proposal to redevelop the said Property and the offer given by you for the redevelopment was accepted by the Society in the meeting held on 24th November,2019 and appointed you as the Developers for the redevelopment of the said Property.

e) By Development Agreement dated 31st March, 2022 registered before the Sub-Registrar Mumbai Suburban Bearing Document Serial No. BRL-15-5405 of 2022, Dated 18/04/2022, the said M/s. H Rishabraj Realty. therein called "The Developers" of the First Part , The Golden Tobacco Workers Co-Operative Housing Society Ltd., therein called as "The Society" of the Second Part and Mr. Nilesh V. Mirgal & Others therein called "The Members" of the Other Part, the Society therein granted the



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development right to M/s. H Rishabraj Realty in respect of the abovementioned property on the terms and condition mentioned therein and The Golden Tobacco Workers Co-Operative Housing Society Ltd., have granted the development right to M/s. H Rishabraj Realty for the purpose of redevelopment in respect of the abovementioned property further granted General Power of Attorney in favour of M/s. H Rishabraj Realty which is duly registered on 18/04/2022 with Sub-Registrar Mumbai Suburban bearing document Serial No. BRL-15/15446 of 2022, Dated 03/08/2022 in respect of the property mentioned hereinabove. The said documents are not the subject matter of any litigation and the same is valid, subsisting and binding upon the parties thereto.

f) Thus, the appointment of M/s. H Rishabraj Realty as Developers of the said property by the Society is valid and legal and as Developers M/s. H Rishabraj Realty., is fully entitled to implement redevelopment of the said property.

g) Any other relevant title – Not Applicable

h) Litigations if any – Not Applicable

Dated this 31st July,2023

Yours faithfully,

Charushila J. Raorane MUMBAI MAH/5674/2011 Advocate High Court

CHARUSHILA J. RAORANE
Advocate, High Court

Place: Mumbai

N.B.: The Title Report thereto are issued for my client's use and are based on copies of the documents furnished to me as mentioned therein.