AVESH I. MUSANI

B.Com., LL.B.
ADVOCATE, HIGH COURT

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Format A
(Circular No.:- 28 /2021)

To
MAHARERA
Housefin Bhavan Plot No. C - 21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect of plot of land bearing C.T.S. No. 1A(pt), admeasuring area of 2345.35 square meter or thereabouts, situated at Anand Nagar, Near Megha Mall, New Link Road, Oshiwara, Jogeshwari (W), Mumbai-400102, State Maharashtra. (hereinafter referred to as "**Project land**")

I have investigated the title of the Project land on the request of **M/s. DREAM INDIA BUILDERS** a partnership firm, having office address at C-112, Crystal Plaza, Link Road, Andheri (W), Mumbai 400053, and perused following documents i.e.:

1) **DESCRIPTION OF THE PROPERTY (PROJECT LAND)**:

Plot of land bearing C.T.S. No. 1A(pt), admeasuring area of 2345.35 square meter or thereabouts, situated at Anand Nagar, Near Megha Mall, New Link Road, Oshiwara, Jogeshwari (W), Mumbai- 400102, State Maharashtra.

2) **THE DOCUMENTS OF ALLOTMENT OF PLOT**:

a) The Project land was originally being occupied by various slums occupied by various Slum Dwellers. The said Sulm Dwellers have

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formed themselves into a proposed Society in the name of Aadarsh Chawl Committee SRA CHS (PROPOSED) consisting of members who have been occupying the structures existing on the property.

b) M/s. DREAM INDIA BUILDERS being Developers have proposed to undertake redevelopment of the said proposed Society under the provisions of Regulations 33(10) of the DCR, 1991 read with Appendix IV and amended provisions of Maharashtra Slum Areas (I, C & R) Act, 1971.

c) Pursuant to General Body Resolution the said Society has executed a Development Agreement on or about 04/04/2021 with **M/s. DREAM INDIA BUILDERS** for implementation of their S.R. Scheme under Regulation 33(10) of DCR 1991 read with Appendix IV and amended provisions of Maharashtra Slum Areas (I, C & R) Act, 1971.

d) As contemplated in the said Agreement, the said Society has caused its members to sign and execute individual Agreements, Letters of Consent and other documents in favour of the said M/s. DREAM INDIA BUILDERS to enable them to submit the same with the concerned authorities, SRA, Collector, SDO, to apply for and obtain issuance of Annexure II, Letter of Intent (LOI) and other permissions, NOC's, sanctions for the redevelopment of the said property.

e) The said M/s. DREAM INDIA BUILDERS have made application with the SRA authorities, requesting to issue in-principle approval to the scheme in the form of Letter of Intent, and accordingly, the SRA issued the Letter of Intent (LOI) bearing No. K/W/MHADA/0070/20210604/LOI, dated 20/10/2022 being the Letter of Intent (LOI) issued on the basis of plot area certified by the Architect and other relevant documents.

f) The SRA has also issued Intimation of Approval under Sub-Regulation of Regulation, 33(10) Development Control and Promotion Regulations – 2034, Greater Mumbai vide No. K/W/MHADA/0070/20210604/AP/C, dated 21/10/2022 thereby approving the M/s. DREAM INDIA BUILDERS's proposal of construction of the building of work proposed to be erected or executed, which approval was issued under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date subject to certain conditions.

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g) The said M/s. DREAM INDIA BUILDERS has obtained duly obtained from SRA, Commencement Certificate vide No. K/W/MHADA/0070/ 20210604/AP/C, dated 19/10/2023 in respect of the development of the said property which has been duly signed by the Executive Engineer, (SRA) for Chief Executive Officer, (Slum Rehabilitation Authority).

3) **Property Card (Digital)** dated 29/10/2023 of the said property issued by Deputy Superintendent of Land Records, Mumbai

4) **SEARCH REPORT** dated 30/10/2023 issued by **Abhishek Kumar, Advocate**, for a period of 30 years, from 1993 till 2023.

5) On perusal of the above mentioned documents and all other relevant documents relating to title of the Project land, I am of the opinion that the title of **M/s. DREAM INDIA BUILDERS** is clear, marketable and without any encumbrances.

6) The report reflecting the flow of the title of the said **M/s. DREAM INDIA BUILDERS** on the Project land is enclosed herewith as annexure.

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ADVOCATE

Encl : Annexure.

Date: 30/10/2023

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FORMAT-A

(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE PROJECT LAND

Sr.No.

1) **Property Card (Digital)** dated 29/10/2023 of the said property issued by Deputy Superintendent of Land Records, Mumbai

2) **SEARCH REPORT** dated 30/10/2023 issued by **Abhishek Kumar, Advocate**, for a period of 30 years, from 1993 till 2023

3) Any other relevant title. NA

4) Litigations if any. NA

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Date: 30/10/2023

ADVOCATE.