TEJAS SHAH

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

To
Maharashtra Real Estate Regulatory Authority
MahaRERA Headquarters
7thFloor, Housefin Bhavan,
Bandra Kurla Complex, 'E' Block,
Near Reserve Bank of India,
Bandra East,
Mumbai 400051,
Maharashtra,
India.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that pieces and parcels of lands (i) admeasuring 14854 square yards equivalent to about 12420 square meters (hereinafter referred to as the "**Land 1**") and (ii) land admeasuring 1500 square yards equivalent to 1254 square meters (hereinafter referred to as the "**Land 2**"), both bearing bearing C.T.S. Nos. 45 (pt.), 48 and 48 (1 - 37) respectively situate at Village Majas, Taluka South Salsette or Taluka Andheri, Bombay Sub-urban District, Jogeshwari East, Mumbai 400 060 together with buildings constructed thereon (hereinafter referred to as the "**Buildings**") (the Land 1 and Land 2 are hereinafter collectively referred to as "**Land**". The Land and Buildings are hereinafter collectively referred to as "**Properties**").

I have investigated the title of the said Properties on the request of Gyan S. P. Developers LLP (hereinafter referred to as the '**Developer**').

1. Description of the Properties.

Land 1:

All that piece and parcel of land admeasuring 14854 square yards equivalent to about 12420 square meters (hereinafter referred to as the "**Land 1**") bearing C.T.S. Nos. 45 (pt.), 48 and 48 (1 - 37) respectively situate at Village Majas, Taluka South Salsette or Taluka Andheri, Bombay Sub-urban District, Jogeshwari East, Mumbai 400 060 together with buildings constructed thereon, in the city of Mumbai and bounded by:

By the North: Subhash Nagar;
By the South: Nalla;
By the East: Subhash Nagar (C.T.S 49); and,
By the West: Property belonging to Western Railway.

Land 2:

All that piece and parcel of land land admeasuring 1500 square yards equivalent to 1254 square meters (hereinafter referred to as the "**Land 2**"), bearing C.T.S. Nos. 45 (pt.), 48 and 48 (1 - 37) respectively situate at Village Majas, Taluka South Salsette or Taluka Andheri, Bombay Sub-urban District, Jogeshwari East, Mumbai 400 060 together with buildings constructed thereon, in the city of Mumbai and bounded by:

By the North: C.T.S No. 45;
By the South: C.T.S No. 45 & 48;
By the East: Subhash Nagar (C.T.S No.49); and,
By the West: C.T.S No. 45.

2. The documents of allotment of said Properties:

a. Deed of Conveyance dated 7th December, 2001 entered into between Mrs. Philomena

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Gilbert Misquitta & Mr. Vijay Gilbert Misquitta and Mr. Kamlashankar Ramkunjan Shukla, Mr. Amarnath Sahdev Tiwari, Mr. Baba Singh Dashrath Singh, Mr. Baban Sadanand Pujari & Mr. Gyanprakash Kamlashankar Shukla registered with the Sub Registrar of Assurances at Bombay on 11th December, 2001 and bearing No. 11208 of 2001.

b. The name of Mr. Gaurishankar Tiwari, was mutated on the Property Card relating to the Properties, subsequent to the demised of Mr. Amarnath Sahdev Tiwari, being his only legal heir and a beneficiary to his right, title, share and interest in the said Properties.

c. No Objection dated 21st October, 2015 entered into between Mr. Kamlashankar Ramkunjan Shukla, Mr. Baba Singh Dashrath Singh, Mr. Gaurishankar Tiwari, Mr. Baban Sadanand Pujari & Mr. Gyanprakash Kamlashankar Shukla in favour of the Developers, registered with the Sub Registrar of Assurances at Mumbai on 27th September, 2022 and bearing No. BDR- 17- 13036 of 2022, granting the Developer their consent for carrying out redevelopment on the said Properties.

d. Application by slum dwellers on the Properties to form and register a society under the name of "Vijaynagar Rahivasi Vikas Samiti SRA Co-operative Housing Society Limited [Proposed]" (hereinafter referred to as the '**Slum Society**').

e. General Body Resolution dated 24th April, 2016 *vide* which the members of the Slum Society unanimously appointed the Developer, as the sole and exclusive developer for the Properties.

f. Memorandum of Understanding dated 2nd January 2019, entered into between Mr. Gaurishankar Amarnath Tiwari, Mr. Baba Singh Dashrath Singh, Mr. Baban Sadanad Pujari *alias* Mr. Pandurang Sadanad Patil, Gyan S.P. Developers LLP to agree and decide on the terms and conditions contained therein for joint development.

g. The Slum Rehabilitation Authority (hereinafter referred to as the '**SRA**') has issued the following permission and sanctions in favour of the Developer, and the same are legally vailid, subsiting and binding:

(i). Letter of Intent bearing reference no. reference no. K-E/PVT/0244/20200312/LOI dated 22nd January, 2021;

(ii). Intimation of Approval bearing reference no. reference no. K-E/PVT/0244/20200312/AP/S2 dated 1st June, 2023; and,

(iii). Commencement Certificate bearing reference no. K-E/PVT/0244/20200312/AP/S2 dated 6th June, 2023.

h. Annexure 2 bearing No. Upazi/Ati Nishka/Andheri-2/Work-1/SR-2/2020/J.No.-15200 dated 13th January, 2021 issued by the Slum Rehabilitaion Auhtority.

i. Development Agreement dated 23rd October, 2020 executed by and between the members of Vijaynagar Rahivasi Vikas Samiti SRA Co-operative Housing Society Limited [Proposed] and Gyan S. P. Developers LLP.

j. Supplementary Memorandum of Understanding dated 28th June 2025, entered into between Mr. Gaurishankar Amarnath Tiwari, Mr. Baba Singh Dashrath Singh, Mrs. Sushma P. Ptail wife of Mr. Baban Sadanad Pujari *alias* Mr. Pandurang Sadanad Patil, Mr. Dinesh Pandurang Patil son of Mr. Baban Sadanad Pujari *alias* Mr. Pandurang Sadanad Patil, Mr. Yogesh Pandurang Patil son of Mr. Baban Sadanad Pujari *alias* Mr. Pandurang Sadanad Patil, Ms. Manisha Balkrishna Mokal daughter of Mr. Baban Sadanad Pujari *alias* Mr. Pandurang Sadanad Patil and Gyan S.P. Developers LLP, revising the terms and conditions contained in the Memorandum of Understanding dated 2nd January 2019 regarding joint development.

3. Property Registered Cards issued in respect of C.T.S Nos. 45(pt), 48 & 48 (1 to 37) dated 29th

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Ocotber, 2020, recods vide Mutation Entry No. 560 dated 25th February, 2022 and bearing Mutation Entry No. 565 dated 6th December, 2022 the names of Mr. Kamlashankar Ramkunjan Shukla, Mr. Baba Singh Dashrath Singh, Mr. Baban Sadanand Pujari, Gaurishankar Tiwari & Mr. Gyanprakash Kamlashankar Shukla as the current owners of the Properties. The Property Register Cards relating to the said Properties have not been mutated in the names of the Developer and/or Slum Society.

4. Search Report for 30 years from 1994 till 2023.

2/- On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Properties, I am of the opinion that the Developer is entitled to the sole and exclusive development rights to the Properties, as developers to the said Properties.

Owners of the said Properties:

1. Mr. Kamlashankar Ramkunjan Shukla, Mr. Baba Singh Dashrath Singh, Mr. Gaurishankar Tiwari, Mr. Baban Sadanand Pujari and Mr. Gyanprakash Kamlashankar Shukla

2. The Developer is entitled to develop the said Properties, per the provisions of the Letter of Intent bearing reference no. K-E/PVT/0244/20200312/LOI dated 22nd January, 2021 issued by the SRA, by consuming the available floor space index of the said Properties for the construction of buildings/structures to be erected thereon under the applicable SRA Scheme for the rehabilitaioon of the Slum Society members as well as third party purchasers.

3. Mr. Gyanprakash Shukla is one of the co-owners of the said Properties as well as a partner of in the Developer *i.e.* Gyan S. P. Developer LLP and has been provided with a registered consent bearing no. BDR-17-13036 of 2022 in order to implement the applicable SRA Scheme. Further in accordance with permissions obtained by the Developer, it is entitled to develop and construct on the said Properties for and on behalf of the Slum Society in accordance with General Body Resolution dated 24th April, 2016 passed by the Slum Society read together with the Development Agreement dated 21st September, 2020, subject to the terms and conditions of the permissions and sanctions granted by the SRA, as referenced herein and as may be issued from time to time , as well as the right to assign, convey, grant, sell, transfer, immovable properties on an ownership basis to third party purchasers.

4) Qualifying comments/remarks if any: Order bearing No. TPB. 4318/21/CR-204/2018/UD-11 notified by the Maharahstra State Government *vide* Gazette dated 31st October, 2018.

3/- The report reflecting the flow of title together with the cleanr and marketable development rights to the Properties, as developers i.e. Gyan S. P. Developers LLP is enclosed herewith as an annexure.

Encl: Annexure.

Advocate Tejas Shah
Roll No. MAH/1202/2010

Tejas Shah

Date: ___ September, 2025

(Signature)

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FLOW OF THE TITLE OF THE SAID PROPERTIES

1. P. R. Cards dated 5th November 2020, 16th September, 2022 and 8th December, 2022

2. Mutation Entry Nos.: 548 dated 29th Ocotber, 2020; 560 dated 25th February, 2022; and 565 dated 6th December, 2022.

3. Search report for 30 years from 1994 till 2023 taken from Sub-Registrar's office in Mumbai.

4. Any other relevant title:- Order bearing No. TPB. 4318/21/CR-204/2018/UD-11 notified by the Maharahstra State Government *vide* Gazette dated 31st October, 2018.

5. Litigations if any:- A list of litigation filed in realtion to the Properties is anned hereto and marked as **Annexure 'A'.** Further a Notice of Lis Pendance dated 20th November, 2018 has been filed by Mr. Vijay John Misquitta and Mrs. Philomena *alias* Philomena Gilbert Misquitta through her constituted attorney Mr. Vijay John Misquitta.

Date: 2nd December, 2023

Advocate Tejas Shah
Roll No. MAH/1202/2010

Tejas Shah

(Signature)

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Annexure 'A'
(List of Litigations)

Sr. No.	Particulars	Filing Date	Current Status
1.	Notice of Motion No. 1152 of 2018 filed by the Vijay Misquitta & PhiloMeena Misquitta before the Hon'ble City Civil Court in Mumbai	14.03.2018	Ad-interim reliefs rejected by Order dated 12th May 2021. Costs imposed on the Misquittas. Appeal from Order (St.) No. 16947 of 2021 filed by Misquittas before Hon'ble High Court in Mumbai. An Appeal was filed againt the Order has been dismissed for default.
2.	Suit No. 526 of 2019 filed by Vijay Misquitta & Philomeena Misquitta before Hon'ble Bombay High Court.	14.09.2018	An Application for ad-interim reliefs was filed in the Suit and the same was rejected by the Hon'ble High Court in Mumbai vide a Order dated 5th October 2020. An appeal against Order dated 5th October 2020 was filed by Vijay Misquitta. The appeal was dismissed by Division Bench of the Hon'ble High Court in Mumbai vide an Order dated 22nd October 2020.
3.	Complaint No.816360 of 2018 lodged with the Metropolitan Magistrate Andheri under Section 156(3) of the Criminal Procedure Code, 1973. PW Filing No.109962/2022 before CMM	20.12.2018	Order dated 22nd March 2019 passed by the Magistrate rejecting the complaint and the same has not been challenged. Not Heard Cases Enquiry order under Section 202 stayed by the Hon'ble High Court in Mumbai vide a Order dated 8th August 2019 in Criminal Writ Petition No.3513 of 2019. Stay on proceedings pending before the Magistrate granted vide a Order dated 9th February 2021.
4.	Vijay Misquitta raised same allegations through letter addressed by Member of Legislative Assembly to the Slum Rehabilitaion Authority.	2.02.2019	All allegations decided by the Hon'ble Apex Greviance Redrssal Committee vide a Order dated 10th January 2020. The same was challenged by Vijay Misquittas vide a Writ Petition (L) No. 785 of 2020 before the Hon'ble High Court in Mumbai. The said writ has not been moved for interim reliefs and is currently pending before the Hon'ble High Court in Mumbai.
5.	Appeals filed by Misquitta before Sub-Divisional Officer challenging the mutation entries in the 7/12 extracts in favour of Gyanprakash Shukla and Others.	November 2020	Misquitta obtained an ex-parte stay order on the mutation entries recorded in the Seven twelve extract. By an order dated 5th March 2021, the Hon'ble High Court in Mumbai stayed the proceedings before the Sub-Divisional Officer.