BHAVYA N. JAIN
B.L.S, L.L.B
ADVOCATE HIGH COURT

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

LEGAL TITLE REPORT

Re: **Title Clearance Certificate** with respect to Plot bearing Survey No. 113 (Part), CTS No. 356/A/2/1 (Part) admeasuring 1005.54 sq. meters of Village Hariyali, forming a part of the Kannamwar Nagar MHADA Layout within the registration district and sub district of Mumbai Suburban situate, lying and being at Kannamwar Nagar Saikrupa Co-Operative Housing Society Limited, 55, Kannamwar Nagar-1, Vikhroli (East), Mumbai- 400 083 **(hereinafter referred to as "the said plot")**

I have investigated the Title of the said Plot on the request of M/s Raghav Raj Builders and Developers LLP and based on the following documents i.e:

1.	**Description of the property**	Plot bearing Survey No. 113 (Part), CTS No. 356/A/2/1 (Part) admeasuring 1005.54 sq. meters of Village Hariyali forming a part of the Kannamwar Nagar MHADA Layout within the registration district and sub district of Mumbai Suburban situate, lying and being at Kannamwar Nagar Saikrupa Co-Operative Housing Society Limited, 55, Kannamwar Nagar-1, Vikhroli (East), Mumbai- 400 083
2.	**The Documents of Allotment of Plot**	**I.** **Indenture of Lease** dated 8th June 1994, registered with the Joint Sub Registrar IV, Bandra, Mumbai, under Registration No: P-4219, Book No. I- 236- 243, made and executed between the *Maharashtra Hosing and Area*

	Development Authority (MHADA), therein referred to as "the Authority" of the one part and *The Kannamwar Nagar Saikrupa Co-op-Housing Society Limited*, a Co-Operative Housing Society registered under the Maharashtra Co-Operative Societies Act 1960 under registration no. BOM/HSG/1362/1985, therein referred to as "the Society" of the other part whereby the said Authority demised the said plot to the name of the said society for a period of 99 years commencing from 01.04.1980; **II.** **Deed of Sale** dated 8th June 1994 registered with the Joint Sub Registrar IV, Bandra, Mumbai, under Registration No: P-4221, Book No. I- 244- 252, made and executed between the Maharashtra Hosing and Area Development Authority (MHADA), therein referred to as "the Authority" of the one part and *The Kannamwar Nagar Saikrupa Co-op-Housing society Limited*, a Co-Operative Housing Society duly registered under the Maharashtra Co-Operative Societies Act 1960 under registration no. BOM/HSG/1362/1985, therein referred to as "the Society" of the other part whereby the said Authority has conveyed the Building No. 55 standing on the said plot to the name of the said society; **III.** **Letter issued by the Deputy Registrar of Co-operative**

	societies, MAHDA, Mumbai bearing No. ZK (SUB)/ KOM /B-2/1705/2022 dated 29th August 2022 stating that M/s.Raghav Raj Builders and Developers LLP has been duly appointed as the Developer by the members of the Kannamwar Nagar Saikrupa Co-Operative Housing Society Ltd.
	IV. **Development Agreement** dated 13th December 2022 duly registered with the Sub Registrar of Assurances at Kurla under Registration No: KRL-3/21789 of 2022 made and executed between the Kannamwar Nagar Saikrupa Co-Operative Housing Society Ltd., therein referred to as "the society" of the First part and **Raghav Raj Builders and Developers LLP**, a Limited Liability Partnership Firm duly registered under the LLP Act 2008, therein and hereinafter referred to as "**the Developer**" of the Second Part and members of the The Kannamwar Nagar Saikrupa CHS Ltd, therein referred to as "the Confirming Members" of the Third Part, alongwith ancillary documents attached thereto in respect of Redevelopment of the said property authorizing the Developer to demolish the exiting building No. 55 and constructing a new building on the said plot on the terms and conditions more particularly specified in the said agreement.
	V. **Irrevocable Power of Attorney** dated 13th December 2022 registered with the Sub Registrar

	of Assurances at Kurla under Registration No: KRL-3/21798 of 2022 executed by the said Kannamwar Nagar Saikrupa Co-Operative Housing Society Ltd. in favour of the said Raghav Raj Builders and Developers LLP and its partners. VI. **Offer Letter issued by MHADA** dated 24th January 2023 Ref No.CO/MB/REE/NOC/F-1440/243 of 2023 in favour of the "Kannamwar Nagar Saikrupa CHS Ltd". VII. **Consent Letter issued by MHADA** dated 14th February 2023 Ref no; CO/MB/REE/NOC/F-1440/435/2023 VIII. **Intimation of Approval for Zero FSI issued by MHADA** dated 17th March 2023 Ref no; MH/EE/BP/ Cell/GM/MHADA-9-1259/2023
3. **Property Card**	**Property Card** issued by the Municipal Corporation of Greater Mumbai bearing the name of MHADA as the owner of the larger plot bearing CTS No.356/A/2/1, Village Hariyali and bearing Mutation Entry no. 212 dated 04.05.2009 stating the name of Kannamwar Nagar Saikrupa Co-Operative Housing Society Ltd as the Lessee of a part of the said plot admeasuring 1005.54 sq. meters.
4. **Search Report for 30 years**	**Search Report** dated 15.03.2023 for 30 years from 1994 to 2023 issued by Manoj U. Kunde, Search Clerk.

2. On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of Raghav Raj Builders and Developers LLP is clear, marketable and without any encumbrances.

Owner of the Land:

Sr No.	Owner of Land	Plot No.
1.	Maharashtra Housing and Area Development Authority	CTS No. 356/A/2/1 (Part), Village Hariyali

2.	**Qualifying Comments/remarks**	**I.** The MHADA is the Owner of the larger Plot bearing CTS No. 356/A/2/1 of Village Hariyali and the Kannamwar Nagar Saikrupa Co-Operative Housing Society Ltd is the Lessee of a part of the said plot admeasuring 1005.54 sq. meters for a period of 99 years commencing from 01.04.1980 **II.** **Raghav Raj Builders and Developers LLP** are entitled to redevelop the said property pursuant to execution of Development Agreement and Irrevocable Power of Attorney, both dated 13th December 2022 and is entitled to sell/dispose the flats, coming to its share in the Open Market and to appropriate the proceeds and profit thereof. **III.** I have, at the instructions of my client, Raghav Raj Builders and Developers LLP, conducted a title investigation relating to the said plot for the purpose of issuing this report. It is clarified

	that this report is to ascertain title of the land and does not address any other issue. **IV.** I have received information and documentation from the company and have prepared this report based on the same. **V.** The Accuracy of this report is necessarily based on the documents furnished to me being complete and accurate. **VI.** For the Purpose of this report I have taken searches at the Office of the Local Sub registrar Of Assurances through Third Parties and the same is subject to availability of records and the same being torn or mutilated;

3. The report reflecting the flow of the title of the Developer Raghav Raj Builders and Developers LLP on the said land is enclosed herewith as Annexure

Encl : Annexure

Dated this **24th** day of **March 2023**

Place: Mumbai

Yours Sincerely,

BHAVYA N. JAIN MUMBAI ADVOCATE

Bhavya N. Jain
Advocate

ANNEXURE

FLOW OF TITLE OF THE SAID LAND	I.	The Maharashtra Housing and Area Development Authority (**"MHADA"**) being duly constituted with effect from 5th Day of December 1977 under the Government Notification in the Public works and Housing Department No. ARD-1077 (1)/Desk-44 dated 5th December 1977, pursuant to the Maharashtra Housing Board, the earlier statutory Corporation established under the Bombay Housing Board Act 1948 (hereinafter referred to as **"the Board"**) having stood dismissed by the operation of Section 15 of the said act;
	II.	Under clauses (a) and (b) of section 189 of the said act all the property rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract became the properties, rights, liabilities, duties and obligations of MHADA;
	III.	The said Board had various Public Housing Schemes of construction, allotment and sale of tenements of various sizes in residential and/ or commercial buildings in and around Mumbai;
	IV.	The said Board is the owner of

	the larger plot of land bearing CTS No. 356/A/2/1 of village Hariyali in the registration district and Sub District of Mumbai Suburban situate, Lying and being at Vikhroli (East), Mumbai- 400 083. (hereinafter referred to as **"the said Larger Plot"**)
	V. The said Board had constructed a Building bearing Building No. 55 comprising a total of 40 tenements on a part of the said larger plot, being the said plot under reference in this certificate, to be allotted to qualified individuals.
	VI. The Allottees/ Owners of the said 40 tenements in building no. 55 formed a Co – Operative Housing Society Known as **"Kannamwar Nagar Saikrupa Co-Operative Housing Society Ltd"** registered under the Maharashtra Co-Operative Societies Act, 1960 Under No. BOM/HSG/1362/1985.
	VII. Vide an Indenture of Lease dated 8th June 1994 executed between the said MHADA, therein referred to as "the Authority" of the one part and the said society, therein referred to as "the Lessee" of the other part, MHADA demised the said land unto the name of the said society for a period of 99 years commencing from 01.04.1980, on the terms and conditions more

	particularly stated in the said Deed. The said Deed has been duly stamped and registered with the concerned office of the Sub Registrar of Assurances at Mumbai.
	VIII. Vide a Deed of Sale dated 8th June 1994, MHADA has sold, transferred, conveyed and granted the said building No. 55 unto the name of the said society for the consideration and on the terms mentioned in the said Deed. The said Deed of Sale has been duly stamped and registered with the concerned office of the Sub Registrar of Assurances at Mumbai.
	IX. In the aforesaid premises, the Kannamwar Nagar Saikrupa Co-Operative Housing Society Ltd is entitled to the said plot as a Lessee thereof and the said existing building no. 55 as the owner thereof pursuant to signing, execution and registration of the said Deed of Lease and Deed of Sale respectively.
	X. Pursuant to execution of the said Indenture of Lease, the name of the said society has been added as a Lessee of an area equivalent to 1005.54 sq. meters in the Property Register Card of the said larger Plot. The said name has been added vide mutation entry no. 212 dated 04.05.2009.

	XI. Vide Resolution passed in the Special General Body Meeting, the members of the Kannamwar Nagar Saikrupa Co-Op. Housing Society Limited decided to redevelop the said property by demolishing the existing Building No. 55 and constructing new Multi Storied building on the said plot as per the provisions laid down under DCR 33 (5) of the prevailing Development Control Regulations 2034 as applicable for the Redevelopment of MAHADA Societies and for the said purpose to call for offers from prospective developers for the same.
	XII. Pursuant to invitation of offer and subsequent meetings with members of the society, Raghav Raj Builders and Developers LLP submitted its offer letter dated 15th January 2022 and revised Offer Letter dated 22nd January 2022 for redevelopment of the property of the said society.
	XIII. Vide Special General Body Meeting dated 26th January 2022, the members of the Kannamwar Nagar Saikrupa Co-Operative Housing Society Ltd. approved the offer submitted by the Developer and granted it the development rights of the said

	society under Rule 33 (5) of new DC Rules amended on 8th October ,2013 read with MHADA and MCGM rules and regulations as amended from time to time. The resolution for appointing Raghav Raj Builders and Developers LLP as the Developer was passed in the aforesaid Special General Body meeting dated 26th January 2022. Vide Letter dated 12th February 2022, the society formally communicated to the Developer that regarding acceptance of its offer letter.
	XIV. The Honorable Deputy Registrar of Co-operative societies, MAHDA, Mumbai , by his letter bearing No. ZK (SUB)/ KOM /B-2/1705/2022 dated 29th August 2022, confirmed that Raghav Raj Builders and Developers LLP has been duly appointed as the Developer by the said Society and that the office of the Deputy Registrar had No Objection to appointment of the Developer for Redevelopment of the property of the society.
	XVI. Vide **Development Agreement** dated 13th December 2022 (**"the said Redevelopment Agreement"**), The Kannamwar Nagar Saikrupa Co-Op Housing Society Limited has

	granted in favor of Raghav Raj Builders and Developers LLP, the development rights in respect of the society's property being all those pieces and parcels of land ,hereditaments and premises together with the structure comprised of 40 tenements standing thereon constructed on land bearing CTS No. 356 (Part) admeasuring about 1005.54 sq. meters of Village Hariyali within the registration district and sub district of Mumbai Suburban in the Kannamwar Nagar MHADA Layout situate, lying and being at Kannamwar Nagar-1, Vikhroli (East), Mumbai- 400 083 on the terms and conditioned more particularly state in the said agreement. The said Re-Development Agreement has been duly adjudicated by the Collector of stamps, Kurla Division by its Adjudication Final Order bearing No.Adj./812/2022/K and has been duly registered with the Office of the Sub Registrar of Assurances at Kurla under Serial No.KRL-3/21789/2022.
	XVII. The said society has also executed an Irrevocable Power of Attorney dated 13th December 2022 in favour of the Developer and its partners for execution of the redevelopment of the said property and various ancillary

	rights and powers as specified therein. The said Irrevocable Power of Attorney has been duly registered with the Office of the Sub Registrar of Assurances at Kurla under registration No. KRL-3/21798/2022. XVIII. **In terms of the said Redevelopment Agreement and Power of Attorney, the Society has granted exclusive rights in favour of Developer for redevelopment of said property by demolition of existing Building of the society standing thereon and constructing a new building U/s 33 (5) of the DCR and after re-housing all 40 members of the Society in the newly constructed Building, to sell the balance constructed area in the open market for the consideration and allot parking slots to the prospective purchasers for the consideration and on the terms and conditions as the Developer may deem fit.**
1. P R Card	PR Card issued by the Municipal Corporation of Greater Mumbai bearing the name of MHADA as the owner of the larger plot bearing CTS No.356/A/2/1, village Hariyali
2. Mutation Entry	Mutation Entry No. **212** dated 04.05.2009 stating the name of Kannamwar Nagar Saikrupa Co-Operative Housing Society Ltd as the

	Lessee of a part of the said plot admeasuring 1005.54 sq. meters.
3. Search Report	**Search Report** dated 15.03.2023 for 30 years from 1994 to 2023 taken by Manoj U. Kunde, Search Clerk at the Offices of the Sub Registrars at Mumbai, Bandra, Chembur, Nahur and Kurla (I, II, III, IV and V).
4. Any other relevant title	Public Notices issued in the 9th March 2023 editions of the Free Press Journal and Navshakti Newspapers, inviting claims , if any , from members of the public in respect of the said property or any part thereof and any objections to the Redevelopment of the said property by the said Developers. No Claims received in response to the said notices.
5. Litigations if any	None

Dated this **24th** day of **March 2023**

Place: Mumbai

Yours Sincerely,

BHAVYA N. JAIN MUMBAI ADVOCATE

Bhavya N. Jain
Advocate