

FORMAT – A

To,
The Maharashtra Real Estate Regulatory Authority,
Housefin Bhavan, Bandra Kurla Complex,
Bandra (East), Mumbai – 400012.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Project “**Anjali**” under **SLUM REHABILITATION SCHEME (SRS)**, belonging to the Society – **Mulund Tej Punj Co-op. Hsg. Soc. Ltd.**, situated on the Plot bearing **CTS No. 495/A/1, 495/A/2, 495/A/3, 495/B/1 and 495/B/2** of **Village - Mulund (East)**, Taluka Kurla, District - Mumbai Suburban District, Gavanpada, Mumbai - 400081, admeasuring aggregated Plot area as per approved plans **4,531.70 Sq. Mtr.**, to be developed by the Promoter – **M/s. VIPL Varasiddhi Infra Project LLP**.

I have investigated the title of the Property on the request of the Promoter - M/s. VIPL Varasiddhi Infra Project LLP, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at their new address of A-401, 4th Floor, Nav Vani CHS Ltd., Plot No. 353/28, Vallabh Baug Lane, Ghatkopar (East), Mumbai – 400077 (hereinafter referred to as “the Promoter”) and perused the copies of the following documents:

1) Description of the property:

- i) The Property being the Project Land is comprising of five parts of a single Plot bearing CTS No. 495 that is sub-divided in the manner as CTS No. 495/A/1, 495/A/2, 495/A/3, 495/B/1 and 495/B/2 of Land Revenue Village – Mulund (East), Taluka Kurla, District – Mumbai Suburban District.

- ii) The aggregated area of the said property being the Project Land is 5006.10 Sq. Meters as per the Conveyance Deed, which is considered as 4,531.70 Sq. Mtr., by the Competent Plan Passing Authority, i.e. Slum Rehabilitation Authority for approving the plans as of the date.
- iii) The said Property being Project land is having Survey No. 143, Hissa No. 5 (pt) and City Survey Tika No. 9 (pt) of Village – Gavanpada, Taluka – Kurla.
- iv) In the year 19756 and 197, the erstwhile Developer had constructed a building by obtaining the Occupation Certificate bearing No. CE/755/BS-III/A/T dated 12/05/1976 and CE/75/BS-III/A/T dated 09/02/1977.
- v) On the date 12/07/1978 the purchasers of the said old building formed a Society under the name of “Mulund Tej Punj Co-operative Housing Society Limited” under registration No. BOM/HSG/5518.
- vi) By virtue of a Conveyance Deed dated 27th January, 1983 registered in the office of the Sub-Registrar of Assurance at Mumbai under Sr. No. BOM-251/1988, the Society - Mulund Tej Punj Co-op. Hsg. Soc. Ltd., comprising of a total of 90 members, has become the sole and absolute owner and possessor of the said property being the Project Land.
- vii) By virtue of the Development Agreement dated 29/01/2014 registered on the even date vide Sr. No. KRL1-3295-2014 the said Society has given all Development Rights to the Promoter - M/s. VIPL Varasiddhi Infra Project LLP to redevelop their old building.
- viii) By virtue of the Supplementary Development Agreement dated 31st March, 2023, registered on the date 06/04/2023 vide Sr. No. KRL4-6775-2023 the said

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Promoter and the said Society have redefined certain terms with respect to the Development Agreement dated 29/01/2024.

- ix) The 7/12 extract dated 24/01/2014 issued by the Talathi, Tahsil – Kurla, Mutation Entry No. 5148.
- x) Search report for 30 years from 1995 till 2024 taken by the authorised Search Clerk Shri Sachin Patekar.

On perusal of the above-mentioned documents and other relevant details relating to the title of the said property, I am of the opinion that the title of the Owner Society - Mulund Tej Punj Co-op. Hsg. Soc. Ltd., and the Promoter - M/s. VIPL Varasiddhi Infra Project LLP is clear, marketable and without any encumbrances.

Owner of the Property/Project land:

- 1) Mulund Tej Punj Co-op. Hsg. Soc. Ltd. for the CTS No. 495/A/1,
- 2) Mulund Tej Punj Co-op. Hsg. Soc. Ltd. for the CTS No. 495/A/2,
- 3) Mulund Tej Punj Co-op. Hsg. Soc. Ltd. for the CTS No. 495/A/3,
- 4) Mulund Tej Punj Co-op. Hsg. Soc. Ltd. for the CTS No. 495/B/1,
- 5) Mulund Tej Punj Co-op. Hsg. Soc. Ltd. for the CTS No. 495/B/2.

The report reflects the flow of the title of the Society - Mulund Tej Punj Co-op. Hsg. Soc. Ltd. and the Promoter - M/s. VIPL Varasiddhi Infra Project LLP on the said Project land is enclosed herewith as an annexure.

Encl.: Annexure


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Date: 10th May, 2024

Advocate.

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

FLOW OF THE TITLE OF THE SAID LAND

- (A) For the Survey No. 143 Hissa No. 5 of the Village Gavanpada, Taluka – Kurla (when CTS number was not allotted to the said property), under the Deed of Conveyance dated 27/04/1964 duly registered under Sr. No. BND/1126 of 1964, one Kewalram Jeramdas Bhambhani and Hardayal Mohandas Jaukani purchased and acquired from the original land owners Balaji Dhaklya Vaity and Others.
- (B) On the date 29/09/1970, by mutation entry No. 4352, the area of the said property was confirmed to 1 Acre and 13.25 Guntha.
- (C) On the date 07/09/1972, by Deed of Conveyance Hardayal Mohandas Jaukani conveyed his undivided share of the property to M/s. Navketan Builders and the said Deed of Conveyance was registered under Sr. No. BOM/4909 of 1972.
- (D) On the date 21/09/1972, by an Indenture of Lease, Kewalram Jeramdas Bhambhani leased out/sold his undivided share of the property to M/s. Navketan Builders and the said Indenture of Lease was registered under Sr. No. R-5457 of 1972 alongwith its duplicate under Sr. No. R-5448 of 1972.
- (E) On the date 12/10/1973, Kewalram Jeramdas Bhambhani by an Articles of Agreement, rectified the said period of lease from 19/09/1973 to 19/09/1975. The said Article of Agreement was registered with the Sub-Registrar under No. S-3032 of 1973.
- (F) On the date 28/02/1975, the Kewalram Jeramdas Bhambhani confirmed having received from the M/s. Navketan Builders the full consideration of Rs. 47,500/- and agreed to execute a Conveyance of his one-half share and interest in the said

plot in favour of the M/s. Navketan Builders and/or their nominees including a Co-operative Housing Society.

- (G) In the year 1975, the said M/s. Navketan Builders got the plans sanctioned by the Bombay Municipal Corporation under No. CE/755/BS-III/A/T of 1975 constructed a building comprising of 90 residential flats.
- (H) The said erstwhile Builder sold all the Flats to the respective purchasers under different agreements for price and consideration.
- (I) On the date 12/05/1976 the said Builder obtained Occupation Certificates issued by the Bombay Municipal Corporation bearing Nos. CE/755/BS-III/A/T and CE/755/BS-III/A/T dated 09/02/1977 respectively.
- (J) On the date 12/07/1978, the Flat purchasers thereafter formed amongst themselves a co-operative Society in the name of MULUND TEJ PUNJ CO-OPERATIVE HOUSING SOCIETY LTD., and registered the same under provisions of Maharashtra Co-operative Societies Act, 1960 vide Registration No. BOM/HSG/5518.
- (K) On the date 27/01/1983, the Kewalram Jeramdas Bhambhani being the “First Vendor” therein and the M/s. Navketan Builders being the “Second Vendors and Confirming Parties” had agreed and executed Indenture and the Society herein i.e. Mulund Tej Punj Co-operative Housing Society Ltd., being the “Purchaser” therein, sold conveyed, granted, assured and transferred the ownership of the said plot of land unto the Purchaser therein viz. Mulund Tej Punj Co-operative Housing Society Ltd. The said Indenture of Conveyance was registered under Sr. No. BOM-251 of 1983 on 29/01/1983.

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(L) On the date 29/04/2014, the said Society entered into a Development Agreement (DA) with the said Promoter – M/s. VIPL Varasiddhi Infra Project LLP and the said DA is registered under Sr. No. KRL1-3295/2014 on the even date.

(M) On the date 31/03/2023, the said Society and the said Promoter executed a ‘Supplementary Development Agreement’, which was registered on the date 06/04/2023 vide Sr. No. KRL4-6775-2023.

4) Other Relevant Title:

- a) Title Certificate issued by Advocate Ajit C. Tamhane of Tamhane & Co. dated 30/06/2014.
- b) The Promoter has obtained the Intimation of Approval (IOA) on the date 07/03/2024 from the Slum Rehabilitation Authority, Mumbai.
- c) The Promoter has obtained the Commencement Certificate on the date 21/03/2024 from the Slum Rehabilitation Authority, Mumbai.

5) Litigations: NIL, NO LITIGATION ON THE SAID PROJECT LAND TILL DATE.


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Advocate.