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NJ/ 000 416
8th September 2022

To,
MahaRERA
Maharashtra Real Estate Regulatory Authority,
HousefinBhavan, 6th and 7th Floor,
E Block, Bandra Kurla Complex,
Bandra (East),
Mumbai 400 051.

LEGAL TITLE REPORT

Dear Sir,

Sub: Title clearance certificate with respect to all that piece and parcel of land bearing C.T.S. No. 199 admeasuring 3445.90 sq. mtrs. or thereabouts together with the building known as Gurukripa then standing thereon (now demolished), situated at Sindhi Immigrants Cooperative Housing Society Ltd., Chembur, Mumbai 400071, in the Registration District and Sub-District of Mumbai Suburban, falling within M Ward of Brihanmumbai Mahanagarpalika.

1. We have investigated the title of the said Property as more particularly described hereinbelow on the request of Inspira Realty & Infra Pvt. Ltd. ("**Developers**"), a company, incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013 having its registered office at Level 6, Gala Impecca, Next to Courtyard Marriott, Andheri Kurla Road, Andheri (E) 400 059 by undertaking various steps as set out in "**Annexure A**". The summary of the investigation of title undertaken by us is set out hereinbelow:

(1) Description of the said Property:

All that piece and parcel of land bearing C.T.S. No. 199 admeasuring 3445.90 sq. mtrs. or thereabouts (hereinafter referred to as the "**said Land**") together with the building known as Gurukripa (having 42 Flat Owners) then standing thereon (now demolished) [hereinafter referred to as the "**said Building**"], situated at Sindhi Immigrants Cooperative Housing Society Ltd., Chembur, Mumbai 400071, in the Registration District and Sub-District of Mumbai Suburban, falling within M Ward of Brihanmumbai Mahanagarpalika. The said Land and the said Building is hereinafter collectively referred to as the "**said Property**".

- (2) The documents of the said Property as under:
- i. Photocopy of letter No. 8168-G/45 dated 9 July 1948 of the Secretary to the Government of Bombay, Revenue Department.
 - ii. Photocopy of letter No. 8168-G/45 dated 29 July 1948 of the Secretary to the Government of Bombay, Revenue Department.
 - iii. Photocopy of letter No. L.N.D.A 1629 dated 25 August 1948 of the Collector, Bombay Suburban District.
 - iv. Photocopy of Possession receipt dated 9 April 1949.
 - v. Photocopy of Sanad dated 27 May 1953.
 - vi. Photocopy of Collector's Certificate dated 24 April 1958.
 - vii. Photocopy of letter dated 15 March 2022 of the Society.
 - viii. Further Affidavit dated 4 April 2017 filed by the Society in Notice of Motion No. 1954 of 2016 in Suit no. 570 of 2016.
 - ix. Original Development Agreement dated 19 December 2014, made and executed between the Society of the One Part and M/s. National Properties, therein referred to as the Developer of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Bandra under Serial No. KRL-3/10416 of 2014.
 - x. Original Irrevocable Power of Attorney dated 19 December 2014, registered in the Office of the Sub-Registrar of Assurances at Andheri under Serial no. KRL-3/10417 of 2014.
 - xi. Original Supplementary Agreement dated 22 July 2019, made and executed between the Society of the One Part and M/s. National Properties, therein referred to as the Developer/s of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Bandra under Serial No. KRL-5/10057 of 2019.
 - xii. Original Deed of Assignment of Development Rights dated 14 June 2022 and duly registered with the Office of Sub-Registrar of Assurances at Kurla under Serial No. KRL-5/11857/2022 made between M/s. National Properties, therein referred to as the Assignor of the First Part, the Society of the Second

Part, and Inspira Realty & Infra Private Limited therein referred to as the “Assignee” of the Third Part.

- xiii. Photocopy of Property Card Extract in respect of CTS No. 199 issued by the competent authority on issued on 29 July 2020.
- xiv. Search Report issued by Mr. Mr. Harish D. Mashelkar dated 9 May 2022.

(3) Search Report/s in respect of the said Property issued as under:

We have caused a search to be conducted at the office of the Sub – Registrar of Assurances at Mumbai, Bandra and Kurla vide search clerk Mr. Harish D. Mashelkar, in respect of the said Property for the period 1950 to 2022, a copy whereof is annexed hereto and marked as **Annexure “B”**, who has submitted his Search Report dated 9 May 2022. Mr. Harish D. Mashelkar has observed in his Search Report that the following documents were found during the search:

- i. Development Agreement dated 19 December 2014, made and executed between the Society of the One Part and M/s. National Properties, therein referred to as the Developer of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Bandra under Serial No. KRL-3/10416 of 2014;
 - ii. Supplementary Agreement dated 22 July 2019, made and executed between the Society of the One Part and M/s. National Properties, therein referred to as the Developer/s of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Bandra under Serial No. KRL-5/10057 of 2019;
 - iii. Indemnity Bond dated 10 March 2016 bearing Registration No. KRL-5/2208/2016 & KRL-5/2209/2016 executed by the Society;
 - iv. Indemnity Bond dated 30 August 2019 bearing Registration No. KRL-5/11926/2019 & KRL-5/11927/2019 executed by the Society;
 - v. Indemnity Bond dated 22 April 2021 bearing Registration No. KRL-5/6052/2021 executed by the Society of the One Part and Municipal Corporation of Greater Mumbai of the Other Part;
2. On perusal of the above mentioned documents and all other relevant documents relating to the title to the said Property as stated herein and in view of and subject to what is stated in **Annexure “A”**, we state that Sindhi Immigrants Co-operative Housing Society Limited is

the owner and Inspira Realty & Infra Pvt. Ltd. is entitled to the development rights in respect of the said Property and their title thereto is clear, marketable and free of any encumbrances.

3. This Legal Title Report at all times is to be read in conjunction with what is stated in the **Annexure "A"** in its entirety and is subject to what is stated therein including the observations and qualifications stated therein.
4. The report reflecting the flow of title of Sindhi Immigrants Co-operative Housing Society Limited as the owner and Inspira Realty & Infra Pvt. Ltd. as the developer of the said Property and their rights and entitlements in respect to the said Property is annexed herewith as **Annexure "A"**.

Dated this 8th day of September 2022.

For Vigil Juris


Partner

Encl: Enclosures / Annexures as above

ANNEXURE "A"

The report reflecting the flow of title of Inspira Realty & Infra Private Limited (hereinafter referred to as the "**Developer**") and their rights and entitlements in respect to the said Property and steps undertaken by us is set out below.

SECTION I

(Flow of Title)

- a. By its letter No. 8168-G/45 dated 9 July 1948, the Secretary to the Government of Bombay, Revenue Department was, *inter alia*, pleased to record that the Collector, Bombay Suburban District was being instructed to grant to the Sindhi Immigrants Cooperative Housing Society Limited (hereinafter referred to as the "**Society**"), land measuring about 35 acres and 13 gunthas from the land in S. S. No. III, Chembur and close to the Little Malabar Hill at Rs. 4/- per sq. yard.
- b. By its letter No. 8168-G/45 dated 29 July 1948, the Secretary to the Government of Bombay, Revenue Department was, *inter alia*, pleased to grant to the said society, land measuring about 3 acres and 27 gunthas from the land in S. S. No. III, Chembur and close to the Little Malabar Hill at Rs. 4/- per sq. yard.
- c. By its letter No. L.N.D.A 1629 dated 25 August 1948, the Collector, Bombay Suburban District was pleased to record that pursuant to Government letters No. 8168-G/45 dated 9 July 1948 and 16 July 1948¹ land measuring about 35 acres and 13 gunthas and 3 acres and 27 gunthas (together admeasuring 38 acres and 40 gunthas and hereinafter referred to as the "**said Larger Land**") have been sold to the said Society. This letter also records receipt of Rs. 1,75,242/- towards 25% of the price of the land and states that the tentative layout had been sanctioned by the Assistant Consulting Surveyor to Government and the Collector on 9 August 1948.
- d. By and under possession receipt dated 9 April 1949, the Surveyor, District Deputy Collector's office, Bombay Suburban District, Bombay, handed over possession of land admeasuring 1,94,933 sq. yds. (referred to in the Revenue Department letter Nos. 8086-

¹ A copy of this letter was not available and has not been perused by us.

G/45 dated 9 July 1948 and 29 July 1948), to one Mr. H.R. Jagasia, Hon. Secretary of the said Society.

- e. By and under an Agreement dated 15 June 1952² executed between the said Society of the One Part and the Governor of Bombay, therein referred to as the Government of the Other Part, the Government therein vested all that piece and parcel of land admeasuring 38 Acres and 40 Gunthas (i.e. the said Larger Land), situated at Chembur, Mumbai 400071, in the Registration District and Sub-District of Mumbai Suburban, falling within M Ward of Brihanmumbai Mahanagarpalika to the Society, subject to the provisions of the Bombay Land Revenue Code, 1879 and the rules framed thereunder and in consideration of the Society having undertaken to use the said Larger Land for the purpose of construction of houses and roads for its members and the Society having paid the cost of acquisition of the said Larger Land, in the manner as more particularly contained therein.
- f. Thereafter, a Sanad dated 27 May 1953 along with Form HH-1 was issued in respect of the said Larger Land.
- g. Under cover of its letter dated 24 April 1958, the Collector, Bombay Suburban District issued a Certificate certifying that the Government of Bombay has granted to the said Society, land admeasuring about 39 acres on certain conditions and that the Society has paid up the entire occupancy price and have not committed breach of any of the conditions.
- h. The said Larger Land was sub-divided into 162 plots by the Society³. The Society also, *inter alia*, constructed the building known as "Gurukripa" on the said Property.
- i. The Society is *inter alia* the owner of and well and sufficiently entitled to all that piece and parcel of land bearing C.T.S. No. 199 admeasuring 3445.90 sq. mtrs. or thereabouts (hereinafter referred to as the "**said Land**") forming part of the Larger Land corresponding to Plot No.152 as per the list submitted by the Society vide its letter dated 15 March 2005 to the Collector Mumbai Suburban District, together with the building known as Gurukripa (having 42 Flat Owners) then standing thereon (now demolished) (hereinafter referred to as the "**said Building**"), situated at Sindhi Immigrants Cooperative Housing Society Ltd., Chembur, Mumbai 400071, in the Registration District and Sub-District of Mumbai

² We have not perused a copy of the Agreement dated 15 June 1952, however, reference of the same has been derived from the Sanad dated 27 May 1953.

³ As per Further Affidavit dated 4 April 2017 filed by Society in Notice of Motion No. 1954 of 2016 in Suit No. 570 of 2016.

Suburban, falling within M Ward of Brihanmumbai Mahanagarपालिका. The said Land and the said Building is hereinafter collectively referred to as the “**said Property**”.

- j. By and under the Development Agreement dated 19 December 2014, made and executed between the Society of the One Part and M/s. National Properties, therein referred to as the Developer of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Bandra under Serial No. KRL-3/10416 of 2014 (hereinafter referred to as the “**Development Agreement**”), the Society granted to the Developer therein, development rights to re-develop the said Property, in terms of the scheme of re-development detailed therein, at or for the consideration and upon the terms and conditions recorded and contained therein.
- k. Simultaneously with the execution of the Development Agreement, the Society executed in favour of M/s. National Properties, the Irrevocable Power of Attorney dated 19 December 2014, registered in the Office of the Sub-Registrar of Assurances at Andheri under Serial no. KRL-3/10417 of 2014, thereby granting, various powers, authorities and discretions in respect of the re-development of the Property, in the manner as more particularly contained therein.
- l. By and under a Supplementary Agreement dated 22 July 2019, made and executed between the Society of the One Part and M/s. National Properties, therein referred to as the Developer/s of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Bandra under Serial No. KRL-5/10057 of 2019, the Parties therein agreed to modify certain terms and conditions of the Development Agreement, subject to the terms and conditions more particularly contained therein (hereinafter referred to as the “**Supplementary Agreement**”).
- m. By a Deed of Assignment of Development Rights dated 14 June 2022 and duly registered with the Office of Sub-Registrar of Assurances at Kurla under Serial No. KRL-5/11857/2022 (hereinafter referred to as “**the said Deed of Assignment**”) made between M/s. National Properties, therein referred to as the Assignor of the First Part, the Society of the Second Part, and Inspira Realty & Infra Private Limited, therein referred to as the Assignee and hereinafter referred to as the “**Developer**” of the Third Part, the Society therein granted and the Assignor therein assigned to the Developer, sole and exclusive development rights in respect of the said Property, at or for the consideration and on the terms and conditions more particularly recorded therein.

- n. By an Intimation of Disapproval dated 30 June 2021, bearing reference no “CHE/ES/0339/M/337/(NEW)/IOD/1/Amend” the Municipal Corporation of Greater Mumbai has approved the proposed layout for the development of the said Property, subject to the terms and conditions stated therein.
- o. By a Commencement Certificate dated 22 March 2022, bearing reference no “CHE/ES/0339/M/337/(NEW)/CC/1/New” the Municipal Corporation of Greater Mumbai has granted permission for commencement of construction until 3rd podium slab, subject to the terms and conditions stated therein.

SECTION II

(Property Card)

On perusal of the Property Register Card issued on 29 July 2020, it is observed that Sindhi Immigrants Cooperative Housing Society Ltd. is the owner of the said Property and the tenure of the land is recorded as ‘C’.

SECTION III

(Taxes and Outgoings)

We have been furnished with Brihanmumbai Mahanagar Palika Assessment Bills dated 1 September 2022 for the period from 1 April 2021 to 31 March 2022, issued in the name of the Society and receipts dated 23 December 2021 towards the payment of the same subject to realization.

SECTION IV

(Encumbrances)

We have been informed that there are no encumbrances on the said Property.

SECTION V

(Public Notice)

We have issued Public Notice dated 20 April 2022 in the Free Press Journal and Navashakti newspapers. We have not received any claim in respect of the said Property, until the date hereof.

SECTION VI

(Search at the office of the Sub-Registrar of Assurances)

- A. We have caused a search to be conducted at the office of the Sub – Registrar of Assurances at Mumbai, Bandra and Kurla vide search clerk Mr. Harish D. Mashelkar, in respect of the said Property for the period 1950 to 2022, a copy whereof is annexed hereto and marked as Annexure “B”, who has submitted his Search Report dated 9 May 2022. Mr. Harish D. Mashelkar has observed in his Search Report that the following documents were found during the search:
- i. Development Agreement dated 19 December 2014, made and executed between the Society of the One Part and M/s. National Properties, therein referred to as the Developer of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Bandra under Serial No. KRL-3/10416 of 2014;
 - ii. Supplementary Agreement dated 22 July 2019, made and executed between the Society of the One Part and M/s. National Properties, therein referred to as the Developer/s of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Bandra under Serial No. KRL-5/10057 of 2019;
 - iii. Indemnity Bond dated 10 March 2016 bearing Registration No. KRL-5/2208/2016 & KRL-5/2209/2016 executed by the Society;
 - iv. Indemnity Bond dated 30 August 2019 bearing Registration No. KRL-5/11926/2019 & KRL-5/11927/2019 executed by the Society;
 - v. Indemnity Bond dated 22 April 2021 bearing Registration No. KRL-5/6052/2021 executed by the Society of the One Part and Municipal Corporation of Greater Mumbai of the Other Part.

SECTION VII

(Conclusion)

In the circumstances, we are of the opinion that in view of and subject to what is stated herein (including the observations and qualifications herein), Sindhi Immigrants Co-operative Housing Society Limited is the owner and Inspira Realty & Infra Private Limited is entitled to the

development rights in respect of the said Property, subject to what is mentioned hereinabove, they have clear and marketable title in respect of the said Property.

Vigil Juris

Nilav. C. Janni
Partner

8 September 2022



HARISH D. MASHELKAR

Search Report, Property Transfer & Estate N.O.C.

Nisarg Greens, Orchid B, 2nd floor, Flat no. 205 & 206
Plot no. RH-1, B Cabin Road, Near Navare Nagar, Ambernath
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E-mail: harish@mashelkar.in ; rajeshmashelkar@yahoo.in

Pan no. AKWPM3179Q

To,
VIGIL JURIS
Advocates & Solicitors
Vaswani Mansions,
Gr/6th floor,
120, Dinshaw Vacha Road,
Churchgate,
Mumbai – 400 020

Date: - May 9, 2022

Re: - Investigation Title of property situated at village Chembur Taluka Kurla bearing City Survey no. 199, containing by admeasuring 3445.90 sq. meters, Building known as "Gurukripa" structure standing The Sindhi Immigrants Co-operative Housing Society Ltd.

As per your instructions, for and behalf of your client to take search of the records relating to the abovementioned property, I have taken search of the records for the period from years 1950 to 2022 respectively maintained by the office of the Sub-Registrar of Assurances at Mumbai, Bandra and Kurla Taluka, and submitting hereunder report of search as under:

MUMBAI AND BANDRA (S. R. OFFICE) MANUAL RECORD

From years 1950 to 2001 (52 years)

1950 to 1984 ----- NIL - Index II Book are same pages or torn condition.

1985 to 2001 ----- Online Computer Search

1985 to 2001 ----- NIL

BANDRA AND KURLA TALUKA (S. R. OFFICE)

From years 2002 to 2022 (21 years)

COMPUTERISED REGISTER RECORD

2002-----NIL	2003-----NIL	2004-----NIL
2005-----NIL	2006-----NIL	2007-----NIL
2008-----NIL	2009-----NIL	2010-----NIL
2011-----NIL	2012-----NIL	2013-----NIL

KRL-3/10416

2014

Development Agreement

Rs. NIL

M.V. Rs.18,80,56,000/-

19-12-2014

19-12-2014

Between

The Sindhi Immigrants Co-operative Housing Society Ltd.

Secretary – Mr. Sunder J. Vazirani

Committee Member – Mr. Kishin Vazirani

Mr. Chandru N. Vazirani

To

M/s. National Properties

Through Proprietor – Sanjay G. Jumani

Schedule: - Property situated at village Chembur Taluka Kurla bearing City Survey no. 199, Land and Structure containing by admeasuring 3445.90 sq. meters, Building known as "Gurukripa" The Sindhi Immigrants CHS Ltd.

2015-----NIL

KRL-5/2208
2016
&
KRL-5/2209
2016

Indemnity Bond

10-03-2016
10-03-2016

Between

Sindhi Immigrants Co-operative Housing Society Ltd.
Secretary – Shri. Sunder Vazirani

Schedule: - Property situated at village Chembur Taluka Kurla bearing City Survey no. 199, “Gurukripa” Building Sindhi Society Chembur.

2017-----NIL 2018-----NIL

KRL-5/10057
2019

Supplementary Agreement

22-07-2019
22-07-2019

Between

The Sindhi Immigrants Co-operative Housing Society Ltd.
Secretary – Sunder J. Vazirani
Committee Member – Kishin Vazirani
Mr. Chandru N. Vazirani

To

M/s. National Properties
Through Proprietor – Sanjay G. Jumani

Schedule: - Property situated at village Chembur Taluka Kurla bearing City Survey no. 199, Land and Structure containing by admeasuring 3445.90 sq. meters, Building known as “Gurukripa” The Sindhi Immigrants CHS Ltd. Original Development Agreement Registrar under Serial no. KRL-3/10416/2014 dated 19-12-2014.

KRL-5/11926
2019
&
KRL-5/11927
2019

Indemnity Bond

30-08-2019
30-08-2019

Between

Sindhi Immigrants Co-operative Housing Society Ltd.
Secretary – Sunder Vazirani

To

Municipal Corporation of Greater Mumbai

Schedule: - Property situated at village Chembur Taluka Kurla bearing City Survey no. 199.

2020-----NIL

KRL-5/6052
2021

Indemnity Bond

22-04-2021
22-04-2021

Between

Sindhi Immigrants Co-operative Housing Society Ltd.
CA -National Properties
Proprietor – Sanjay Jumani

To

Municipal Corporation of Greater Mumbai

Schedule: - Property situated at village Chembur Taluka Kurla bearing City Survey no. 199, Gurukripa Building.

2022-----NIL

Harish
Mashelkar

Digitally signed by
Harish Mashelkar
Date: 2022.05.09
23:31:11 +05'30'

H. D. MASHELKAR
SEARCH REPORTER

DATE: - May 9, 2022

Re: - Investigation Title of property situated at village Chembur Taluka Kurla bearing City Survey no. 199, containing by admeasuring 3445.90 sq. meters, Building known as "Gurukripa" structure standing The Sindhi Immigrants Co-operative Housing Society Ltd.

THE NOTES OF SEARCH

Search taken at Sub-Registrar office at Mumbai, Bandra and Kurla Taluka from years 1950 to 2022 (73 years)

Harish
Mashelkar

Digitally signed by
Harish Mashelkar
Date: 2022.05.09
23:31:46 +05'30'

**H. D. MASHELKAR
SEARCH REPORTER**