

VIMLA & Co.

Advocates & Solicitors

205 (22A), 2nd Floor, Sir Yusuf Building Condominium, Veer Nariman Road, Fort, Mumbai - 400 001.
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Ref No

Date

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

To,
MahaRERA
BKC, Housefin Bhavan, Near RBI,
Plot No.C- 21, E Block,
Bandra Kurla Complex,
Bandra East, Mumbai, Maharashtra,
Mumbai-400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of the Properties being

First Land: All that piece and parcel of land or ground situate lying and being at Near Mangatram Petrol Pump, Quarry Road, Off. L.B.S Marg, Bhandup (West), Mumbai - 400078 bearing Slum Plot bearing Survey No.69 corresponding C.T.S. Nos. 351, 351/1 to 110 as per Property Card Extract all admeasuring 3242.7 sq. meters.

Second Land: All that piece and parcel of land or ground situate lying and being at Near Mangatram Petrol Pump, Quarry Road, Off: L.B.S Marg, Bhandup (West), Mumbai - 400078 bearing Non Slum Plot bearing C.T.S. No. 575, 575/1 to 9 admeasuring 1226.58 sq. meters.

1) We have investigated the title of the said Properties on request of M/s. SPACE DEVELOPERS, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having its registered office at 12, Shiv Darshan CHS., Quarry Road, Opp: Mangatram Petrol Pump, Off: L.B.S. Road, Mumbai-400 078 ("**the said Developers**") and following documents i.e.:-

a) **Description of the Properties:** (a) All that piece and parcel of land or ground situate lying and being at Near Mangatram Petrol Pump, Quarry Road, Off. L.B.S Marg, Bhandup (West), Mumbai - 400078 bearing Slum Plot bearing Survey No.69 corresponding C.T.S. Nos. 351, 351/1 to 110 as per Property Card Extract all admeasuring 3242.7 sq. meters and (b) all that piece and parcel of land or ground situate lying and being at Near Mangatram Petrol Pump, Quarry Road, Off: L.B.S Marg, Bhandup (West), Mumbai - 400078 bearing Non Slum Plot bearing C.T.S. No. 575, 575/1 to 9 admeasuring 1226.58 sq. meters.

b) **The documents of the Properties:**

- (i) Development agreement dated 22nd April, 2008.
- (ii) Order dated 2rd July, 2013 issued by the Collector of Mumbai Sub-Urban District in respect of the First Land.
- (iii) Joint Development Agreement dated 15th April, 2010
- (iv) Agreement of Right of Way dated 15th April, 2010.
- (v) L.O.I dated 29th May, 2010.

- (vi) Revised L.O.I dated 28th December, 2010
- (vii) I.O.A. dated 3rd February, 2011 (Composite Building No.1)
- (viii) I.O.A. Dated 8th August 2011 (Sale Building No.2)
- (ix) Amended L.O.I dated 12th October, 2011;
- (x) Revised L.O.I dated 21st November, 2013;
- (xi) I.O.A. dated 22nd November, 2013 (Composite Building No.1)
- (xii) Declaration cum Indemnity dated 24th May, 2016.
- (xiii) I.O.A. dated 10th July, 2017 (Sale Building No.2)
- (xiv) I.O.A. dated 21st November, 2017 (Composite Building No.1)
- (xv) Revised L.O.I dated 31st December, 2020;
- (xvi) I.O.A dated 26th March, 2021 (Composite Building No.1)
- (xvii) I.O.A. dated 18th August, 2021 (Sale Building No.2)
- (xviii) IOA dated 14th July 2022 (Composite Building No.1)
- (xix) I.O.A. dated 10th May, 2023 (Sale Building No.2).
- (xx) Commencement Certificate dated 5th November, 2012 in respect of the Composite Building No.1 and extended upto 18th floor on 30th December, 2013 & Full C.C re-endorsed on 21st November, 2017 & 26th March, 2021 & 14th July 2022.
- (xxi) Commencement Certificate dated 17th October, 2017 in respect of the Sale Building No.2 re-endorsed and extended upto Upper 14th upper floors for entire work and 15th to 19th upper floors for R.C.C. framework on 10th August, 2023.
- (xxii) Original Property Card bearing Cadastral Survey Nos. C.T.S. No. 351, 351/1 to 110, 575, 575/1 to 9.
- (xxiii) Interim Award dated 14th September, 2023.
- (xxiv) Five Separate deeds of Modification-Cum Cancellation all dated 25th October, 2023.

c) **Property Cards extract issued by:** City Survey Office.

d) **Search report for more than 30 years** in the office of Sub-Registrar of Assurances at Mumbai and Bandra, Chembur, Nahur from 1978 till 2017, in office of Sub-Registrar and office of Sub-Registrar of Assurances at Chembur, Nahur & Vikhroli for the period from 2017 till 2023.

2) On perusal of the abovementioned documents and all other relevant documents relating to title of the said Properties, we are of the opinion that the Developers are entitled to develop the said Properties as mentioned in our title certificate dated 17.09.2019 and supplementary title certificate dated 20.09.2023.

The Owners of the said Properties:

- (i) the Property Card of the First Land in the name of Rita Philips D'mello and on other rights column the name of the Sir Mohamad Yusuf Khot and Property Card of the Second Land in the name of the Tilakchand Mangatram, Indubhusand Mangatram and Himatkumar Mangatram are shown as the holders of the same.

3) The report reflecting the flow of the title of the Developers in respect of the said Properties are enclosed herewith as **Annexure- A-collectively**.

Encl: Annexure-A- collectively are the title certificate dated 02.03.2019 and supplementary title certificate dated 10.11.2023 reflecting the title of the said Properties.

Date:19/12/2023

Vimla & Co.,



Proprietor
(Vimla M. Shah)
Advocate & Solicitor

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FLOW OF THE TITLE OF THE SAID PROPERTIES

- 1) Property Cards as on 18/12/2023 and 19/12/2023 of this application for registration.
- 2) Search report for more than 30 years in the office of Sub-Registrar of Assurances at Mumbai and Bandra, Chembur, Nahur from 1978 till 2017, in office of Sub-Registrar and office of Sub-Registrar of Assurances at Chembur, Nahur & Vikhroli for the period from 2017 till 2023.
- 3) Title Certificate dated 02.03.2019
- 4) Supplementary Title Certificate dated 10.11.2023.

Date: 19/12/02023

Vimla & Co.,



Proprietor
(Vimla M. Shah)
Advocate & Solicitor