

Mukesh Jain & Associates LLP

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FORMAT - A

(As per Circular 28 of 2021 of MahaRERA)

To

MahaRERA

Housefin Bhavan, near RBI, E-Block,

Bandra Kurla Complex,

Bandra East,

Mumbai 400051

LEGAL TITLE REPORT

Re: Title clearance certificate with respect to plot of land admeasuring 1,497.72 sq mtrs or thereabouts (as per the title documents of the Society and admeasuring 1469.90square meters as per Property Register Card); bearing plot no. J5/4 of Manekji Guzdar's Private Scheme, CTS No. 624/2 of Village Bandra-G, Taluka Andheri, Mumbai Suburban District lying being and situate at Main Avenue, Santacruz West, Mumbai 400 054 ("Plot") of Garden King Co-operative Housing Society Limited ("Society").

We have investigated the title of the said Plot on the request of **Woodstock Realities Private Limited (CIN U51100MH2005PTC150477)**, having its registered office at NCL Building, 7th Floor, Plot No. C-6, "E" Block, Bandra Kurla Complex, Bandra (East), Mumbai 400051 ("**Developer**") and based on the following documents i.e.:-

1. Description of the property	ALL that piece and parcel of land admeasuring 1,497.72 sq mtrs or thereabouts (as per the title documents of the Society and admeasuring 1469.90square meters as per Property Register Card); bearing plot no. J5/4 of Manekji Guzdar's Private Scheme and bearing CTS No. 624/2 of Village Bandra-G, Taluka Andheri, Mumbai Suburban District lying being and situate at Main Avenue, Santacruz West, Mumbai 400 054 of Garden King Co-operative Housing Society Limited. The said Plot is being developed under Regulation 33(7)(B) of Development Control & Promotion Regulations, 2034 (" DCPR ").
2. The documents	I. By and under Indenture dated 11 th February, 1971,



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<p>of allotment of Plot</p>	<p>registered with the Sub Registrar of Assurances at Bandra under serial no. BND/252/1971 ("Indenture"), the Society has purchased and acquired title to the said Plot, at and for the consideration and on the other terms and conditions more particularly set out therein.</p> <p>II. In accordance with the said Indenture, the Society was put in quiet, vacant and peaceful possession of the said Plot as the sole and absolute owner thereof.</p> <p>III. There stands on the said Plot, a building known as "<i>Garden King</i>" comprising of ground plus 6 (Six) upper floors and containing 24 (twenty-four) self-contained residential flats ("Existing Building").</p> <p>IV. The said Plot and the Existing Building are hereinafter collectively referred to as the said "Property".</p> <p>V. The Society, therefore, invited parties, engaged in the business of development and redevelopment of immovable properties, to submit their respective offers to the Society for the redevelopment of the said Property; and in reply to the same, the Developer submitted its offer for redevelopment of the said Property.</p> <p>VI. In the Special General Body Meeting of the Society held on 18th Dec, 2022, the members of the Society considered the offer of the Developer and resolved to appoint the Developer as the developer to undertake the redevelopment of the said Property.</p> <p>VII. The Society has by resolution passed in special general body meeting dated 18th Dec, 2022 held in the presence of representative of the jurisdictional Deputy Registrar Co-op. Societies, appointed the Developer for the redevelopment of the Property. The said jurisdictional Deputy Registrar has by letter dated 28th December, 2022 confirmed the said appointment made in the said</p>
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	<p>meeting.</p> <p>VIII. By and under a Development Agreement dated 21st February, 2023 ("Development Agreement") executed by and between the Society of the First Part, the Developer of the Second Part and the Executing Members of the Third Part, the Society and the Executing Members [i.e 23 (twenty three) out of 24 (Twenty Four) Existing Members] have granted full and exclusive development rights to the Developer in respect of the said Plot and have thereby authorised the Developer to demolish the Existing Building standing on the said Plot and to put up construction of a new multi-storied building thereon on the terms and conditions more particularly set out in the Development Agreement. The Development Agreement is duly registered with the Joint Sub-Registrar of Assurances at Andheri-3 under serial no. BDR-9/3116/2023.</p> <p>IX. The Society also executed Irrevocable Power of Attorney dated 21st February, 2023 registered with the Joint Sub-Registrar of Assurances at Andheri-3 under sr.no. BDR-9/3120/2023 and granted various powers inter alia for the development of the said Property.</p> <p>X. Intimation of Disapproval (IOD) dated 10th July, 2023 issued by Brihanmumbai Municipal Corporation ('BMC') for the composite building having stilt/ground + 3 podium levels + 4th to 10 upper floors.</p> <p>Commencement certificate is yet to be obtained.</p>
<p>3. Property Card</p>	<p>The name of Society is not presently reflected in the Property Register Card in respect of the said Plot as the holder thereof. The Society has made necessary applications for updating the Property Register Cards so as to reflect its name as holder of the Plot therein.</p>



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4. Search report for 30 years	Search Report dated 30 th March, 2023 from 1994 to 2023 is issued by Sharad Pawar, Search Clerk and the same is always subject to (i) no information being available in respect of torn/missing pages as set out in the search report & (ii) non availability of data. We did not find any untoward entry.
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- 2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot, we are of the opinion that **Woodstock Realities Private Limited** is the Developer of the said Property having clear, unencumbered and marketable title in respect of the free sale component in the building proposed to be constructed on the said Plot subject to discharge of obligations set out in the Development Agreement including obligation to provide the members area of the Society and compliance with various terms and conditions of BMC.

Owners of the land:

Sr. No.	Owner of the land	Plot No.
1.	Garden King Co-operative Housing Society Limited	Plot no. J5/4 of Manekji Guzdar's Private Scheme, CTS No. 624/2 of Village Bandra-G, Taluka Andheri, Mumbai Suburban District.

2. Qualifying comments/remarks	<p>I. Garden King Co-operative Housing Society Limited is the owner of the Plot no. J5/4 of Manekji Guzdar's Private Scheme, CTS No. 624/2 of Village Bandra-G, Taluka Andheri, Mumbai Suburban District.</p> <p>II. The Society has initiated the process of redevelopment of the building after following due process.</p> <p>III. Thereafter, the said Society and its members in majority have appointed Woodstock Realities Private Limited as the Developer vide Development Agreement dated 21st February, 2023 registered</p>
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Agreement dated 21st February, 2023 registered with Joint Sub-Registrar of Assurances at Andheri-3 under serial no. BDR-9/3116/2023 and granted development right of the said Property. The Society also executed Irrevocable Power of Attorney 21st February, 2023 registered with the Joint Sub-Registrar of Assurances at Andheri-3 under sr.no. BDR-9/3120/2023 and granted various powers inter alia for the development of the said Property.

- IV. Woodstock Realities Private Limited has clear, unencumbered and marketable title in respect of the free sale component in the building proposed to be constructed on the said Plot and entitled to sell/dispose of and appropriate the proceeds thereof subject to its obligation under Development Agreement towards members of the Society.
- V. For the purpose of this Title Report, we have relied upon information and documents provided to us by Woodstock Realities Private Limited.
- VI. We have caused to be taken Search Report from the office of the local Sub-Registrar of Assurances at Mumbai from the year 1994 to 2023 through third party and the same is always subject to (i) no information being available in respect of torn/missing pages as set out in the search report & (ii) non availability of data.
- VII. We have also caused to be inserted public notice in 2 local newspapers, namely Free Press Journal (English) and Navshakti (Marathi), both dated 11th November, 2022 published on 12th November, 2022. Till date, we have not received any third party claim whatsoever in respect thereof.



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- 3) Detailed report reflecting the flow of the title of the Developer Woodstock Realities Private Limited on the said Plot is enclosed herewith as annexure.

Encl: Annexure

Dated this 29th day of August, 2023

Place: Mumbai

Yours sincerely,



Mukesh Jain
Advocate
(Partner)

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FORMAT – A
(As per Circular 28 of 2021 of MahaRERA)

ANNEXURE

FLOW OF THE TITLE OF THE SAID PLOT	<p>I. By and under Indenture dated 11th February, 1971, registered with the Sub Registrar of Assurances at Bandra under serial no. BND/252/1971 ("Indenture"), Garden King Co-operative Housing Society Limited (the 'Society') has purchased and acquired title to the said Plot, at and for the consideration and on the other terms and conditions more particularly set out therein.</p> <p>II. In accordance with the said Indenture, the Society was put in quiet, vacant and peaceful possession of the said Plot as the sole and absolute owner thereof.</p> <p>III. There stands on the said Plot, a building known as "<i>Garden King</i>" comprising of ground plus 6 (Six) upper floors and containing 24 (twenty-four) self-contained residential flats ("Existing Building").</p> <p>IV. The said Plot and the Existing Building are hereinafter collectively referred to as the said "Property".</p> <p>V. The Society, therefore, invited parties, engaged in the business of development and redevelopment of immovable properties, to submit their respective offers to the Society for the redevelopment of the said Property; and in reply to the same, the Developer submitted its offer for redevelopment of the said Property.</p> <p>VI. In the Special General Body Meeting of the Society held on 18th Dec, 2022, the members of the Society considered the offer of the Developer and resolved to appoint the Developer as the developer to undertake the redevelopment of the said Property.</p>
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	<p>VII. The Society has by resolution passed in special general body meeting dated 18th Dec, 2022 held in the presence of representative of the jurisdictional Deputy Registrar Co-op. Societies, appointed the Developer for the redevelopment of the Property. The said jurisdictional Deputy Registrar has by letter dated 28th December, 2022 confirmed the said appointment made in the said meeting.</p> <p>VIII. By and under a Development Agreement dated 21st February, 2023 ("Development Agreement") executed by and between the Society of the First Part, the Developer of the Second Part and the Executing Members of the Third Part, the Society and the Executing Members [i.e 23 (twenty three) out of 24 (Twenty Four) Existing Members] have granted full and exclusive development rights to the Developer in respect of the said Plot and have thereby authorised the Developer to demolish the Existing Building standing on the said Plot and to put up construction of a new multi-storied building thereon on the terms and conditions more particularly set out in the Development Agreement. The Development Agreement is duly registered with the Joint Sub-Registrar of Assurances at Andheri-3 under serial no. BDR-9/3116/2023.</p> <p>IX. The Society also executed Irrevocable Power of Attorney dated 21st February, 2023 registered with the Joint Sub-Registrar of Assurances at Andheri-3 under sr.no. BDR-9/3120/2023 and granted various powers inter alia for the development of the said Property.</p> <p>X. Intimation of Approval (IOD) dated 10th July, 2023 issued by BMC for the composite building having stilt/ground +3 podium levels + 4th to 10 upper floors.</p>
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1. PR Card	The name of Society is not presently reflected in the Property Register Card in respect of the said Plot as the holder thereof. The Society has made necessary applications for updating the Property Register Cards so as to reflect its name as holder of the Plot therein.
2. Mutation Entry	The name of Society is not presently reflected in the Property Register Card in respect of the said Plot as the holder thereof. The Society has made necessary applications for updating the Property Register Cards so as to reflect its name as holder of the Plot therein.
3. Search Report	Search Report dated 30 th March, 2023 from 1994 to 2023 is issued by Sharad Pawar, Search Clerk and he has conducted searches at Andheri, Bandra S.R.O & online. The report is always subject to (i) no information being available in respect of torn/missing pages as set out in the search report & (ii) non availability of data. We did not find any untoward entry.
4. Any other relevant title	Public Notices issued in 2 local newspapers, namely Free Press Journal (English) and Navshakti (Marathi), both dated 11 th November, 2022 published on 12 th November, 2022. Till date, we have not received any third party claim whatsoever in respect thereof.
5. Litigation if any	None.

Dated this 29th day of August, 2023

Place: Mumbai



Mukesh Jain
Advocate
(Partner)