

Rajesh H. Ghadge.

Advocate High Court
B.A. LL.B.

Smt. Jayshree Dhondu Chavan CHS, 7/14, Poisar Kajupada, Gaondevi Road, Kandivali (East), Mumbai - 400 101.

Mobile no. 9819080058

FORMAT-A
(Circular No. 28/2021)

To;
MAHARERA,
BKC, Housefin Bhavan,
Near RBL, 'E' Block,
Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

Sub.: Title Certificate with respect to proposed development/construction of a Composite Rehab-Cum-Sale Building on Sub-Plot -B by utilizing a part of the free sale FSI equivalent to 1680.57 sq. mtrs (BUA) emanating from the Revised Letter Of Intent ('Revised LOI') dated 16th April, 2021 issued by Slum Rehabilitation Authority ('SRA') in respect of the Slum Scheme being implemented on all those pieces and parcels of land viz;-

CTS Nos.	Area (sq. meters)
747 to 754	673.5
755 to 772	2474.7
773	102.6
775 to 789, 651-E	1388.6
801	987.1
651-C	104.8
700-C	70
734-E	193.7
Total	5995

In all aggregating to 5995 sq. meters or thereabouts of Village-Kolekalyan, Taluka-Andheri, within the limits of Greater Bombay ("the said Property").

I have investigated the entitlement of **M/S. GOLD COIN BUILDERS**, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having its

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registered address at Sona Mohar, behind Vakola Municipal Market, Off Nehru Road, Santacruz (East), Mumbai- 400 055 to undertake the proposed development/construction of a Composite Rehab-Cum-Sale Building on Sub-Plot -B by utilizing a part of the free sale FSI equivalent to 1680.57 sq. mtrs. (BUA) emanating from the Revised LOI issued by SRA in respect of the Slum Scheme being implemented on the said Property.

1. DESCRIPTION OF THE PROPERTY:

All those pieces and parcels of land bearing

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747 to 754	673.5
755 to 772	2474.7
773	102.6
775 to 789, 651-E	1388.6
801	987.1
651-C	104.8
700-C	70
734-E	193.7
Total	5995

In all aggregating to 5995 sq. meters or thereabouts of Village-Kolekalyan, Taluka-Andheri, within the limits of Greater Bombay together with the existing slum structures standing thereon ("the saidProperty").

2. DOCUMENTS OF ALLOTMENT:

A. Lands bearing cts nos 651-C.

- a. Articles of Agreement dated 26th April, 1980 executed between i) Chandrakant Sadashiv Sharangdhar, ii) Kamlakant Sadashiv Sharangdhar, iii) Miss Manak Sadashiv Sharangdhar being the Vendors therein referred to of the One Part and M/s. Gold Coin Builders being the Purchasers therein referred to of the Other Part, the said Chandrakant Sadashiv Sharangdhar and 2 others agreed to sell unto M/s. Gold Coin Builders, all those pieces and parcels of

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land bearing CTS Nos. 694 to 699 admeasuring in aggregate 3,619 sq. meters or thereabouts alongwith the right to consume the FSI to the extent of 580 sq. mts. emanating from the adjoining lands bearing CTS Nos. 651 to 653 admeasuring in aggregate 1,140 sq. meters or thereabouts for the consideration and upon the terms and conditions recorded therein.

- b. Registered Declaration Cum Deed of Confirmation dated 4th April, 2006 duly registered with the Sub-Registrar of Assurances at Bandra (East) under serial no. BDR-1/2717/2006 dated 4th April 2006 confirming the execution of the Articles of Agreement dated 26th April, 1980 annexed thereto and admitted the registration thereof.
- c. Order dated 11th November, 1985 passed by Additional District Collector amalgamating and sub-dividing the lands bearing CTS Nos. 694 to 699, lands bearing CTS Nos. 651 to 653 and land bearing CTS No 790 and assigned new City Survey Numbers 651-A, 651-B, 651-C, 651-D, 651-E.

B. Land bearing cts nos 700-C.

- a. Articles of Agreement dated 20th December, 1981 executed between Baburao K. Raut being the Owner therein referred to of the One Part and M/s. Gold Coin Builders being the Developers therein referred to of the Other Part, the said Baburao K. Raut granted the development rights in respect of all those pieces and parcel of land bearing CTS No. 700 bearing corresponding Survey No. 423, Hissa no. 28 for the consideration and upon the terms and conditions therein contained.
- b. Registered Deed of Conveyance dated 31st December, 2021 executed between Baburao K Raut being the Owner therein referred to of the One Part and M/s. Gold Coin Builders being the Purchasers therein referred to of the Other Part, the said Baburao K Raut sold,

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transferred, granted, conveyed and assured unto M/s. Gold Coin all those pieces and parcels of land bearing CTS No. 700-C admeasuring 70 sq. meters or thereabouts for the consideration and upon the terms and conditions recorded therein.

C. Land bearing cts nos. 755 to 773, 775 to 789, 801, 651-E And CTS Nos. 747 to 754

- a. Articles of Agreement dated 17th June, 1977 executed between 1) Dattatraya Bhomaji Maldodi, 2) Snehlata Dattatraya Maldodi and 3) Rajiv Dattatraya Maldodi being the Vendors therein referred to of the One Part and Surji Kunverji Gala being the Purchaser therein referred to of the Other Part, the Maldodi family agreed to sell the First Slum Land and also agreed to assign the leasehold rights in respect of the Second Slum Land, alongwith their right of redemption under the said Mortgages to Surji Kunverji Gala, for the consideration and upon the terms and conditions therein contained.
- b. Registered unilateral Deed of Confirmation dated 4th December, 2001 duly registered with the Sub-registrar Andheri under Serial No. BDR1-8811-2001 executed unilaterally by Surji Kunverji Gala in his capacity as the Partner of M/s. Gold Coin Builders, Surji Kunverji Gala unilaterally confirmed the execution of the Articles of Agreement dated 17th June, 1977 with the Maldodi family in respect of the said First Slum Land and said Second Slum Land.
- c. Registered Indenture dated 14th August, 1978 duly registered with the Sub-Registrar of Bombay under Serial No. 1574 of 1978, executed between 1) Umarbai Ganpat 2) Premji Ganpat 3) Ratansi Ganpat 4) Jayantilal Ganpat in their capacity as the Executors of the Last Will left behind by Late Ganpat Ladha being the Executors therein referred to of the One Part and 1) Jayantilal Ganpat, 2) Shantilal Ganpat, 3) Pravinchandra Ganpat 4) Talakshi Ganpat 5) Harakchand Ganpat being the Legatees therein referred to of the

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Second Part and the Maldodi family being the Confirming Parties therein referred to of the third part and Gold Coin Builders being the Transferees therein referred to of the Fourth Part, the said Executors and Legatees of the Last Will left behind by Late Ganpat Ladha, with the confirmation of the Maldodi family assigned and transferred all their rights, title and interest and other powers, rights, remedies and securities and other benefits vested with them under the said Mortgages in respect of the said First Slum Land and the Second Slum Land unto M/s. Gold Coin Builders for the consideration and upon the terms and conditions therein contained.

- d. Registered Deed of Conveyance dated 26th April, 2018 executed between i) Rohini Rajiv Maldodi, ii) Rahul Rajiv Maldodi, iii) Rashmi Shrikant Velekar alias Rashmi Rajiv Maldodi and iv) Reena Abhishek Surve alias Reena Rajiv Maldodi being the Vendors therein referred to of the One Part and M/s. Gold Coin Builders being the Purchasers therein referred to of the Other Part, the said Rohini Rajiv Maldodi and 3 others confirmed, ratified and accepted that the full and absolute title in respect of First Slum Land has vested in M/s. Gold Coin Builders for the consideration and upon the terms and conditions recorded therein.
- e. Registered Deed of Assignment dated 26th April, 2018 executed between i) Rohini Rajiv Maldodi, ii) Rahul Rajiv Maldodi, iii) Rashmi Shrikant Velekar alias Rashmi Rajiv Maldodi and iv) Reena Abhishek Surve alias Reena Rajiv Maldodi being the Assignors therein referred to of the One Part and M/s. Gold Coin Builders being the Assignee therein referred to of the Other Part, the said Rohini Rajiv Maldodi and 3 others confirmed, ratified and accepted that the full and absolute title in respect of leasehold rights of the Second Slum Land were assigned, transferred and assured unto M/s. Gold Coin Builders for the consideration and upon the terms and conditions recorded therein.

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D. Land bearing CTS NOS. 734-E.

- a. Pursuant to the Order dated 5th September, 1981 bearing No. J/4/271-81/23994 passed by the Charity Commissioner, Maharashtra State, Bombay, in Application No. 271/81 filed u/s 36(1)(a) of the Bombay Public Trust Act, 1950, *vide* a registered Indenture dated 16th December, 1981 duly registered with the Sub-Registrar of Bombay under Serial No. 178 of 1982, executed between the Trustees of the Last Will of Ardaseer Hormarjee Wadia, being the Vendors therein referred to of the One Part and M/s. Gold Coin Developers, being the Purchasers therein referred to of the Other Part, the Trustees of the Last Will of Ardaseer Hormarjee Wadia sold, transferred and conveyed the said lands bearing CTS Nos 734 to 737 admeasuring 1797.6 sq mts. unto M/s. Gold Coin Developers for the consideration and upon the terms and conditions therein contained.
- b. *Vide* an Agreement dated 1st February, 1984 executed between 1) Lilaben Totaram Jain 2) Madhukar Totaram Jain 3) Chandulal Totaram Jain 4) Pravinkumar Totaram Jain 5) Prakash Totaram Jain 6) Nirmala Anatrai Mehta 7) Saroj Nasmukhrai Gandhi being the Vendors therein referred to of the One Part and M/s. Gold Coin Builders being the Purchasers therein referred to of the Other Part, the said 1) Lilaben Totaram Jain and 6 others agreed to sell a plot of land bearing Survey No. 425, Hissa No. 6 and bearing CTS No. 744 admeasuring 505 sq. yards equivalent to 605 sq. mtrs or thereabouts in the registration sub-district of Bombay City and Bombay Suburban unto M/s. Gold Coin Builders for the consideration and upon the terms and conditions therein contained.
- c. *Vide* Articles of Agreement dated 20th December, 1981 executed between Baburao K. Raut being the Owner therein referred to of the One Part and M/s. Gold Coin Builders being the Developers therein referred to of the Other Part, the said Baburao K. Raut granted the

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development rights in respect of all those pieces and parcel of land bearing CTS Nos. 745, Survey No. 425, Hissa No. 5 for the consideration and upon the terms and conditions therein contained.

- d. Order dated 6th February, 1986, passed by Additional District Deputy Collector, the Deputy Inspector of Land Record and the City Survey officer no. 3, amalgamated and sub-divided land bearing CTS Nos. 734 to 737, 744 and 745 into land bearing new CTS Nos. 734-A, 734-B, 734-C, 734-D, 734-E, 734-F.
- e. Based on the aforesaid Order dated 6th February, 1986, a parcel of land bearing CTS No 734 -E was sub-divided from the lands bearing CTS Nos. 734 to 737 which are owned by M/s Gold Coin Builders by virtue of the aforesaid registered Indenture dated 16th December, 1981 duly registered with the Sub-Registrar of Bombay under Serial No. 178 of 1982

E. Slum Scheme

- a. Notification dated 30th October, 1993 published by Dy. Collector (ENC), Competent Authority, Andheri declaring land bearing CTS Nos. 747 to 773, 775 to 789, 801, 651-E, 734-E as 'Slum' u/s 4(1) of the slum Act.
- b. Society Registration Certificate dated 10-04-2006 of the society registered by the slum dwellers known as Pride of Vakola Co-operative Housing Society Ltd.
- c. LOI issued by SRA dated 7th January, 1999, Revised on 29th May, 2001 and Revised on 16th April, 2021 after the advent of DCPR, 2034;
- d. Lay-out of the Slum Scheme approved by SRA on 7th January, 1999 and subsequently amended on 28th June, 2021.
- e. Intimation of Approval ('IOA') issued by SRA dated 7th January,

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1999 bearing ref No. SRA/Ch.E/371/HE/PL/AP in respect of the Rehab Building No. 1 comprising ground plus 7 upper floors.

- f. Full Commencement Certificate issued by SRA dated 10th February, 1999 bearing ref No. SRA/Ch.E/371/HE/PL/AP in respect of the of the Rehab Building No. 1 comprising ground plus 7 upper floors;
- g. Part Occupation Certificate ('OC') dated 18th November, 2002 granted by SRA in respect of 104 Rehab tenements in Rehab Building No. 1 constructed on Sub-Plot B;
- h. IOA issued by SRA dated 28th June 2021 bearing ref No. SRA/ENG/H-E/PVT/0020/19981023/AP/S2 in respect of the Proposed Building comprising ground plus 7 upper floors having commercial rehab and sale tenements on the ground floor & residential & commercial sale units therein;
- i. Plinth Commencement Certificate issued by SRA dated 8th October, 2021 in respect of the Proposed Building;

3. 7/12 EXTRACT OR PROPERTY CARD ISSUED BY CITY SURBVEY OFFICE:

As per the Property Cards of the said property is bearing the following CTS Nos:-

CTS Nos.	Area (sq. meters)
747 to 754	673.5
755 to 772	2474.7
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4. SEARCH REPORT FOR 30 YEARS from 1-1-1993 to 1-6-2023:

The notes for the period of 30 years and in the entire Notes of Search there are no entries found affecting the title

On perusal of the above mentioned documents, permissions, sanctioned plans and approvals, we are of the opinion that the title of M/s. Gold Coin Builders to develop/construct the Proposed Building on Sub-Plot -B by utilizing a part of the free sale FSI of 1680.57 sq. mtrs (BUA) emanating from the Revised LOI issued by SRA and to sell, transfer, or deal with the free sale residential/commercial units therein is clear, marketable and free from all encumbrances and beyond reasonable doubts, subject however to the outcome of the pending litigation mentioned in the list of pending litigation annexed hereto.

OWNERS OF LAND:

1. M/s. Gold Coin Builders are the sole and absolute owners of the lands as under:-

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747 to 754	673.5
755 to 772	2474.7
773	102.6
775 to 789, 651-E	1388.6
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The report reflecting the entitlement of M/s. Gold Coin Builders to undertake the aforesaid development on Sub-Plot B, out of the said Property is enclosed herewith as an Annexure.

Encl.: Annexure

Date: 05.10.2023


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