

Off.: 13, Hamam House, Ground Floor, Ambalal Doshi Marg,
(Hamam Street), Fort, Mumbai - 400 001.

Ref. No.

Date :

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

To,
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Re: Property being all that piece and parcel of land or ground situated and lying underneath and appurtenant to being admeasuring 1963.96 sq.mtrs. (as per Deed of Lease dated 13th July, 1984) and. as per revised P. R. Card in respect of C.T.S. No. 1320 B/4(Pt) of village Mulund situate, lying and being at Revenue Village Mulund (East), Taluka Kurla, in the Registration District of Mumbai Suburban District (for brevity's sake hereinafter referred to as "**the Plot**") together with 3 (three) Wings consists of Ground + 4 (four) Upper Floors comprising of 60 (sixty) rooms/tenements/flats in the Building known as "**RAVI DARSHAN**" (for short "**the existing building**") being Part of the MHADA's Land at Mulund.**the said Property.**

We have investigated the title in respect of property of "The Rajya Sarathi Ravi Darshan Co-Operative Housing Society Limited" (for short "**the Society**") and right of "M/s. Jaydeep Realspace LLP (formerly known as "KDM Construction LLP")" for development and the following documents in respect of the property:-

1. **Description of the Property:-**

Property being all that piece and parcel of land or ground situated and lying underneath and appurtenant to being C.T.S. No. 1320/B-4(Part), admeasuring 2399.32 sq. yards i.e. 2005.83 sq.mtrs. (as per Deed of Lease dated 13th July, 1984) and 2009.2 sq.mtr. as per revised P. R. Card in respect of C.T.S. No. 1320/B-4 (pt) situate,



lying and being at Revenue Village Mulund (East), Taluka Kurla, in the Registration District of Mumbai Suburban District (for brevity's sake hereinafter referred to as "**the Plot**") together with 3 (Three) Wings consists of Ground + 4 (Four) Upper Floors comprising of 60 (Sixty) rooms/tenements/flats in the Building known as "**RAVI DARSHAN**" (for short "**The Existing Building**") being Part of the MHADA's Land at Mulund.

2. **The Documents of Allotment of Plot:-**

- i. By an Indenture of Lease dated 13th July 1984, duly stamped and registered with the Sub-Registrar of Assurances at Bandra under Serial No.3034/1984 R.N. 239/652/1306/5/9-7-84, executed between the MHADA and the Society MHADA demised by way of lease the said plot described in the Schedule thereunder written (since the area mentioned in the said deed of lease, being 2005.83 sq. mtrs., on rectification based on City Survey Record the said area came to be corrected as 2009.2 sq. mtrs.).
- ii. After having demised the said plot under the said Deed of Lease, the Society constructed a Building (for short hereinafter referred to "**the existing building**") consist of Ground + 4 Upper Floors having 3 Wings comprising of 60 residential premises and allotted the same to its Members.
- iii. By a Development Agreement dated 13th June 2022, executed between the Society / its members, the Developers and Members of the Society, registered with registered with the Sub-Registrar of Assurance at Kurla under Serial No. KRL-4/12811/2022 dated 15/06/2022, read with Power of Attorney dated 15th June 2022, registered with the Sub-Registrar of Assurances at Kurla under Serial No.KRL-4/12812/2022, the Society with the consent and confirmation



of its Members appointed the Developers as its Developer and granted development right in respect of the property for the consideration and on the terms and conditions recorded therein, which is still valid, subsisting and binding upon the Society, the Developers and Members of the Society.

iv. By a Deed of Addendum dated 29th December 2023, executed between the Society, the Developers and 11 Members of the Society, registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL-4/25959/2023 dated 29/12/2023, the Society with the consent and confirmation of its Members reducing the same into writing and no part of the said Development Agreement dated 13th June, 2022 has been cancelled, modified, changed or rectified by any terms whatsoever nature.

3. **Search Report:** Search taken through Shri. Anant Borase (Title Investigator) from the Office of the Sub-Registrar of Assurances at Mumbai, Bandra (MHADA) from the year 1952 to 2023 (Last 73 Years) respectively and issued his Search Report dated 8th February, 2024 in respect of the above Property and we have not found any encumbrances.

4. On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, we are of the opinion that the title of the Developers i.e. M/s. Jaydeep Realspace LLP (formerly known as "KDM Construction LLP") in respect of the property is clear, marketable by virtue of and under the said Agreement dated 13th June, 2022.

OWNER OF THE PROPERTY:

**MAHARASHTRA HOUSING AND AREA DEVELOPMENT
AUTHORITY (MHADA) C.T.S NO 1320, B/4(Pt.)**

LESSEE OF THE PROPERTY:



**THE RAJYA SARATHI RAVI DARSHAN CO-OPERATIVE
HOUSING SOCIETY LIMITED.**

Property being all that piece and parcel of land or ground situated and lying underneath and appurtenant to being C.T.S. No. 1320, B/4, (Part), admeasuring 2399.32 sq. yards i.e. 2005.83 sq.mtrs. (as per Deed of Lease dated 13th July, 1984) and 2009.2 sq.mtr. as per revised P. R. Card in respect of C.T.S. No. 1320 B/4 situate, lying and being at Revenue Village Mulund (East), Taluka Kurla, in the Registration District of Mumbai Suburban District (for brevity's sake hereinafter referred to as "the Plot") together with 3 (three) Wings consists of Ground + 4 (four) Upper Floors comprising of 60 (sixty) rooms/tenements/flats in the Building known as "RAVI DARSHAN" (for short "the existing building") being Part of the MHADA's Land at Mulund.

Encl: Annexure.

Date: 08/07/2024

For M/s. Pramodkumar & Co. (Regd.)

Partner
Advocates & Solicitors

Partners
P. N. Vora
M. P. Vora

PRAMODKUMAR & CO. (REGD.)
5
ADVOCATE & SOLICITORS

Off.: 2267 6918
pnvora1954@gmail.com

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FLOW OF THE TITLE OF THE SAID LAND, Date :

Sr. No.

1. P.R. Card as on date of application for registration
2. Search Report for 73 years from 1952 to 2023 taken from the Office of the Sub-Registrar of Assurances at Mumbai, Bandra (MHADA) and issued his Search Report dated 8th February, 2024.
3. LITIGATION: We have been informed that there are no litigation pending by or against the Society/Developer.

For, M/s. Pramodkumar & Co. (Regd.)

Partner
Advocates & Solicitors.

Partners
P. N. Vora
M. P. Vora

PRAMODKUMAR & CO. (REGD.)
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PARTICULARS OF ENCUMBRANCES

Ref. No.

Date :

There are no litigation pending by or against the Developers in respect of their right under the said Agreement of 13th June, 2023 read with Deed of Addendum dated 29th December 2023 and/or in respect of their entitlement thereunder.

