



KIRAN BADGUJAR

B.A., LL. B.

Advocate High Court

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Ref. No.: SRA-KK-1-B

Date : 26 APR 2021

To,
Maha RERA,
Bandra Kurla Complex, Mumbai

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to plot bearing CTS No. 1-B (part) admeasuring 3399.18 square meters or thereabouts, lying, being and situate at Sawant Estate, Bundar Pakhadi Road, Village Kandivali, Taluka Borivali Mumbai 400067, being the part of sale component of the Real Estate project comprising of one building with 4 wings, to be constructed under SRA Scheme of Government of Maharashtra, (more particularly described below and hereinafter referred to as "**said Plot**").

1/- I have investigated the title of said Plot on the request of M/s K. K. Enterprises, a Proprietary concern of Mr. Rajul Vrajlal Vora, having its office at Dosti Group, Lawrence & Mayo House, First Floor, 276, Dr. D. N. Road, Fort, Mumbai 400 001, **the Promoter and Developer**, and following documents i.e. :-

1) Description of the Property:

All that piece and parcel of plot bearing CTS No. 1-B (part) admeasuring 3399.18 square meters or thereabouts, lying, being and situate at Sawant Estate, Bundar Pakhadi Road, Village Kandivali, Kandivali (West), Taluka Borivali, Mumbai Suburban District, in R/South Ward, Mumbai 400067, being the part of sale component of the Real Estate project comprising of one building with 4 wings, to be constructed under SRA Scheme of Government of Maharashtra.

2) The Documents of allotment of said Plot:

- i. Development Agreement dated 16th March, 2006 between Shree Ganesh Krupa SRA Co-operative Housing Society Ltd. and M/s. K. K. Enterprises.





- ii. The Annexure II was issued by the Competent Authority. On the basis of certified Annexure II, SRA has issued LOI on 15.12.2010 which was revised vide LOI no. SRA/ENG/1467/RS/STGL&MHL/LOA Dated 1st July 2020.
- iii. The Property Card dated 24.07.2020, 03.04.2019 and 01.10.2019 in respect of larger land has been issued by the City Survey Officer, Borivali, and the necessary mutations have been recorded which reflects that said larger land is owned by MHADA and the State Government of Maharashtra.
- iv. Search Report dated 25.03.2021 issued by Chandrashekhar Athalye for the search taken from the office of concerned Sub-Registrar of Assurances in respect of said Plot for the period of 30 years from 1991 till 25.03.2021 shows no adverse transaction so as to affect the title of said Plot.

2/- On perusal of above mentioned documents and all other relevant documents relating to the title of said property, I am of the opinion that, the title of M/s K. K. Enterprises, the Promoter and Developer is clear and marketable subject to the encumbrances as more particularly described in **Annexure B**.

Owners of the larger land:

- (1) As reflects from Property Card, the said larger land is owned by MHADA and the State Government of Maharashtra.
- (2) **Qualifying comments/remarks if any :**
 - i. The said land does not fall under the provisions of Urban Land (Ceiling and Regulations) Act, 1976 - since repealed w.e.f. 29th November, 2007.
 - ii. On perusal of revenue records of the said land, it appears prima facie that the said land has not been declared as "Forest", under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.



- iii. On perusal of revenue records of said land, prima facie it appears that said land is not an Adivasi land.
- iv. There are no litigations pending before any court, forum or authority in respect of the said Project as instructed.

3/- The report reflecting the flow of the title of M/s K. K. Enterprises, the Promoter and Developer in respect of the said Plot is enclosed herewith as **Annexure A**.

Encl : Annexure as above

Date : 26 APR 2021




(KIRAN BADGUJAR)

Advocate

ANNEXURE - A

FLOW OF THE TITLE OF THE SAID PLOT :

1. The occupants/residents/slum dwellers are/were occupying various structures standing on the plot of land bearing CTS No. 1-B (pt), 128-A/6 (pt.) & 284 (pt.) of Village Kandivali situated at Sawant Estate, Bander Pakhadi Road, Village Kandivali, Taluka Borivali, Mumbai 400 067, admeasuring 8411.25 sq. mtrs. or thereabouts owned by MHADA and the State Government of Maharashtra, ("larger land").
2. The slum situated on said larger land is "Censused Slum" as contemplated under the provisions of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, and Regulation 33 (10) of the Development Control Regulations for Greater Mumbai as amended up to date.
3. The Regulation 33 (10) of Development Control Regulation 1991 read with the Maharashtra Slum Areas (I.C.&R.) Act, 1971, and the rules, regulations, notifications and circulars issued and/or framed there under from time to time, provide for redevelopment of the slum as per the provisions thereof to rehabilitate the slum dwellers who have occupied various structures of the said slum since on or before 01/01/1995 (now 01.01.2000).
4. The slum dwellers have formed Shree Ganesh Krupa SRA Co-operative Housing Society Ltd., for the purpose of development of the said larger land. The said Co-operative Housing Society have appointed M/s. K. K. Enterprises, the said Promoter and Developer, as a Developer, for the purpose of development of the said larger land. The Developer agreed to develop the said larger land under the Development Agreement dated 16th March, 2006 for valuable consideration and on the terms and conditions as more particularly contained therein.



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5. The said larger land is owned by MHADA and the State Government of Maharashtra.
6. Pursuant to its appointment, M/s. K. K. Enterprises, the said Promoter and Developer, submitted the proposal to Slum Rehabilitation Authority, and the same was accepted on 26.06.2006. Thereafter the Annexure II was issued by the Competent Authority. On the basis of certified Annexure II, SRA has issued LOI on 15.12.2010 which was revised vide LOI no. SRA/ENG/1467/RS/STGL&MHL/LOA Dated 1st July 2020.
7. Said Plot being the part of sale component of the Real Estate project comprising of one building with 4 wings to be constructed under SRA Scheme of Government of Maharashtra is the part and parcel of said Larger Land.
8. The Promoter and Developer has proposed to construct on the said Plot, the sale component of the said SRA Scheme being the said Project, in accordance with the Plans and permissions approved and /or to be approved by the Municipal and other concerned authorities.

ANNEXURE - B**(Details of encumbrances)**

By and under the Facility Agreement dated 2nd February, 2021 entered into between M.J. Pharmaceuticals Pvt. Ltd. therein referred to as "the lender" of one part and the said M/s K. K. Enterprises, the Promoter and Developer therein referred to as "the Borrower" of the other part, the lender has provided financial facilities to the Borrower in respect of the Project to be constructed on said Plot, on such terms and conditions as more particularly described thereunder.

Date : **26 APR 2021**


KIRAN BADGUJAR
(Advocate)