

Format – A

(Circular No: 28/ 2021)

To,

MahaRERA

**LEGAL TITLE REPORT**

**Sub: Title Clearance Certificate with respect to land admeasuring 2327.71 sq. mtrs. bearing Cadastral Survey No. 15, Final Plot No. 15, Town Planning Scheme II, Mahim Division, Near City Light Cinema, Mahim, Mumbai- 400 016.**

1. On the request of Moraj AHN Developers LLP (“**Moraj**”) we have investigated the title and have perused the following documents for the below property:

- 1) Description of the property: All that piece and parcel of land admeasuring about 2327.71 sq. mtrs. bearing Cadastral Survey No. 15, FP. No. 15, TPS II, Mahim Division, Near City Light Cinema, Mahim, Mumbai- 400 016 (“**said Plot**”);
- 2) The documents of allotment of the said Plot:
  - a. Copy of the resolution dated 1<sup>st</sup> August 2015 appointing Moraj as the developer [annexed as **Annexure “A”** hereto];
  - b. Copy of the No Objection Certificate for issuance of Annexure II, dated 23<sup>rd</sup> April 2019 along with the letter dated 18<sup>th</sup> April 2019 of the Municipal Corporation of Greater Mumbai (“**MCGM**”) [annexed as **Annexure “B”** hereto];
  - c. Copy of the Letter of Appointment dated 11<sup>th</sup> March 2020 bearing reference number SRA/ED/OW/2020/11016 [annexed as **Annexure “C”** hereto];

- d. Copy of the Letter of Intent dated 3<sup>rd</sup> December 2020 bearing no. G-N/ MCGM/ 0069/19981123/ LOI [annexed as **Annexure "D"** hereto];
  - e. Copy of the No Objection Certificate issued by the Airports Authority of India dated 19<sup>th</sup> January 2021 [annexed as **Annexure "E"** hereto];
  - f. Copy of the Commencement Certificate dated 1<sup>st</sup> March 2021 bearing no. G-N/MCGM/0069/19981123/AP-R for the Rehab Building [annexed as **Annexure "F"** hereto];
  - g. Copy of the Intimation of Approval dated 26<sup>th</sup> February 2021 bearing no. SRA/ ENG/ G-N/ MCGM/ 0069/19981123/AP/S for the Sale Building [annexed as **Annexure "G"** hereto];
  - h. Copy of the Commencement Certificate dated 29<sup>th</sup> October 2021 bearing no. G/N/ MCGM/0069/19981123/AP/S for the Sale Building [annexed as **Annexure "H"** hereto];
  - i. Copy of the Minutes of the 118<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority dated 21<sup>st</sup> April 2017 [annexed as **Annexure "I"** hereto];
  - j. DP Remarks of the Municipal Corporation of Greater Mumbai issued pursuant to the Application dated 15<sup>th</sup> January 2019 bearing no. Ch.E./DP34201901111192571 [annexed as **Annexure "J"** hereto];
- 3) Copy of Property Card dated 15<sup>th</sup> November 2021 issued by the Asst. Superintendent cum City Survey Office No. 1/ 2 Mumbai [annexed as **Annexure "K"** hereto];
- 4) Search report dated 1<sup>st</sup> December 2021 from Mr. Sameer Sawant (Property Title Investigator), for 31 years from 1991 till 2021. [annexed as **Annexure "L"** hereto].
2. On perusal of the above mentioned documents, we are of the opinion that the Moraj is entitled to develop the said Plot.

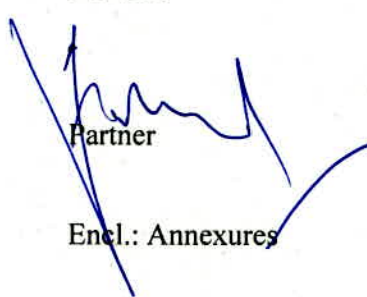


Owner of the said Plot: Municipal Corporation of Greater Mumbai

3. The report reflecting the rights of Moraj to develop the said Plot is enclosed herewith.

Date: 3<sup>rd</sup> December 2021

For JSA



Partner

Encl.: Annexures