

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

To,
Maharashtra Real Estate Regulatory Authority
6th&7th floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (East),
Mumbai-400 050.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to All that piece or parcel of leasehold plot of land underneath and appurtenant to Chawl bearing No.28 consisting of 8(eight) Tenements (**said Chawl**) in the layout of Maharashtra Housing and Area Development Authority, admeasuring 739.21 sq.mtrs and bearing CTS No.57 (part), 57/12, 57/13, 57/14, 57/15, 57/16,57/17, 57/18, 57/19 of village Goregaon Pahadi, Taluka Goregaon in the Registration District of Mumbai City and Sub-District of Mumbai Suburban (**said Plot**), of Unnat Nagar Ashtabhuja Co-operative Housing Society Ltd., situate, lying, and being at Unnat Nagar-2, Near Apna Bazar, Goregaon (West), Mumbai-400 062 (**said Property**).

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We have investigated the title of **UNNAT NAGAR ASHTABHUJA CO-OPERATIVE HOUSING SOCIETY LTD.**, a Society registered under the provisions of the Maharashtra Co-operative Societies Act,1960, under registration No. MUM/TNA/MHADDB/HSG/(T.O)/T.C/13382/2016-17 dated 11th July,2016 and having its Registered Office at Chawl No.28, Unnat Nagar-2, Near Apna Bazar, Goregaon (West), Mumbai-400 062 (hereinafter referred to as "**the said Society**") in respect of the said Property and following documents.

1. Description of the Property on which Proposed Building shall be constructed

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(All correspondence to be addressed to Head Office)

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All that piece or parcel of leasehold plot in the layout of Maharashtra Housing and Area Development Authority, admeasuring 739.21 sq.mtrs and bearing CTS No.57 (part), 57/12, 57/13, 57/14,57/15, 57/16,57/17, 57/18, 57/19 of village Goregaon Pahadi, Taluka Goregaon in the Registration District of Mumbai City and Sub-District of Mumbai Suburban (**said Plot**), by demolishing existing Chawl bearing No.28 consisting of 8(eight) Tenements (**said Chawl**) situate, lying, and being at Unnat Nagar-2, Near Apna Bazar, Goregaon (West), Mumbai-400 062. The said Plot is bounded as follows:

On or towards East : Building No.27;

On or towards West: Road;

On or towards North: Apna Bazar, Building No.29;

On or towards South: RG-4 Scheme.

2. Documents of the said Property, perused by us for the purpose of due diligence are as listed in para 1(A) & (B) of the Report on Title annexed hereto as Annexure "I".

3. Revenue Record:

Property Card annexed to Indenture of Lease dated 10th June, 2022 in respect of CTS Nos.57(part), 57/12, 57/13, 57/14,57/15, 57/16,57/17, 57/18, 57/19 of village Pahadi Goregaon (West). The City Survey number mentioned in the body of Indenture of Lease dated 10th June, 2022 CTS 57(part) admeasuring 739.21 sq.mtrs. Property cards in respect of CTS Nos. 57/12 to 57/19 of village Pahadi Goregaon (West) are annexed to Indenture of Lease dated 10th June,2022 are perused by us.

4. Search Report:

We have caused searches to be taken in the Office of Sub-Registrar of Assurances at Bandra, Borivali, Goregaon Magathane, Mumbai and also

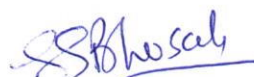
S. Shirsalkar

in the office of Talathi ,Pahadi- Goregaon village at Goregaon (West) for a period of 41 years i.e. from 1981 to 2022 (both inclusive), through Search Clerk, Mr. S.D Jadhav in respect of the said Plot.

5. Subject to what is stated in Report on Title being Annexure 'I' hereto, and relying upon the Declaration-cum-Indemnity dated 16th September, 2022 of the said Society we hereby opine that the said Society namely, Unnat Nagar Ashtabhujia Co-operative Housing Society Ltd., is owner of the said Chawl subject however to the members of the said Society occupying their respective ownership tenements therein and the said Society is lessee of MHADA in respect of the said Plot and Society's title to the said Property is clear and marketable. Further, relying upon the Declaration-cum-Indemnity dated 16th September 2022, of Modirealty Developers Private Limited (**Developers**), we hereby opine that the Developers are entitled to develop the said Property on the terms and conditions as set out in the Agreement for Development dated 24th December, 2021 and they are entitled to sell the Flats and allot car parking spaces forming part of the Developers Entitlement (*as defined in the said Development Agreement*).
6. The report reflecting the flow of title of the said Society in respect of the said Property and the said Developers right to develop the said Property is enclosed herewith as **Annexure "I"**.

Dated this 16th day of September, 2022.

For, Divya Shah Associates


Partner