

JAY K.VAKIL, B.L.S/LLB, LLM
ADVOCATE HIGH COURT, MUMBAI
A-602, Shreepal Nagar, Satya Nagar, Borivali (W), Mumbai-400092
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2nd November, 2022

To

Maharashtra Real Estate Regulatory Authority,
Maharera Headquarters,
Mumbai.

TITLE REPORT

Sub: All that piece and parcel of land bearing Plot No. 123, bearing CTS No. 1C/ 1/ 652, RDP-7, Sector-6, consisting of Sr. No. 149 of Kandivali Village S. No. 39 (pt.), 40 (pt.), 41 (pt.) of Charkop Village being part of the Authority's land situated at Charkop Kandivali (W), Mumbai 400 067 **(the said Plot)**

I, at the instance of my Client, **M/s. DEM Realty LLP** through its authorized partner Mr. Devesh Mittal **(the said Promoter/Developer)** have investigated the title of the captioned property and enter into a Re -Development Agreement No. BRL7-13650-2022 of the office of the Registrar of Assurances at -Borivali on 07/10/2022 and General Power of Attorney Registered No. BRL7-13653-2022 dated 07/10/2022, based on the following documents for the Property.

DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of land bearing Plot No. 123, Charkop, Kandivali (West), Mumbai -400 067 alongwith the building known as 'Charkop Shri Siddhivinayak'.

DOCUMENTS OF ALLOTMENT OF THE SAID PLOT:-

1. Copy of Indenture of Lease dated 7th July 1992 executed by and between Maharashtra Housing and Area Development Authority (MHADA) therein referred to as "the Lessor" of One Part and Charkop Shri Siddhivinayak Co-operative Housing Society Limited therein referred to as "the Lessee" of Other Part. The said

document was duly registered with Sub Registrar of Assurances at Bombay under serial no. BOM/WR/HSG/TC/5626.

2. Building Occupation Certificate bearing no.
CHE/9094/BP(WS)/AR dated 27/01/2000, issued by Municipal Corporation of Greater Bombay.
3. Copy of Society's certificate of registration.
4. Public notice dated 23rd September 2022 issued in The Free Press Journal and Navshakti, by the Advocate of the Promoter/Developer.

7/12 EXTRACT OR PROPERTY CARD ISSUED BY CITY SURVEY OFFICE

Property Card of the said Plot bearing CTS No. 1C/ 1/ 652 admeasuring 780 sq. mtrs reflects the name of Maharashtra Housing and Area Development Authority (MHADA) i.e. the Lessor.

SEARCH REPORT FOR 30 YEARS

Copy of Search Report dated 10th August 2022 issued by Mr. Ravindra Chaudhari, Title Investigator, in respect of the said Plot for search taken in the offices of Sub-Registrar at Mumbai, Bandra, Goregaon and Borivali from the year 1993 to 2022 (30 years).

On perusal of the above-mentioned documents, the property is not subject to any regulatory issues. The leasehold title of the Society i.e. Shri Siddhivinayak Co-operative Housing Society Limited is free from all encumbrances and the said property is clear and marketable.

Owner of the said Property- Maharashtra Housing and Area

Development Authority.

The extract of the Property Register Card in respect of landbearing, CTS No. 1C/ 1/ 652 of Village and Taluka Kandivali admeasuring 780 sq. mtr. reflects the name of Maharashtra Housing and Area Development Authority as the Owner thereof.

The report reflecting the flow of the title of the Society i.e. Charkop Shri Siddhivinayak Co-operative Housing Society with respect to its leasehold rights on the said Plot is enclosed herewith as annexure.

Yours truly,



Adv. Jay Vakil
Code- 3618/2012

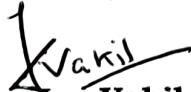
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Mumbai - 400 092.

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FLOW OF THE TITLE OF THE SAID LAND

Tracing of title
Vide an Indenture of Sale dated dated 7 th July 1992 executed by and between Maharashtra Housing and Area Development Authority (MHADA) therein referred to as "the Lessor" of One Part and Charkop Shri Siddhivinayak Co-operative Housing Society Limited therein referred to as "the Lessee" of Other Part.
Municipal Corporation of Greater Bombay issued Occupation Certificate bearing no. CHE/9094/BP(WS)/AR dated 27/01/2000, issued by Municipal Corporation of Greater Bombay.
Vide certificate of registration dated 22/04/1991, the said Society was formed under the provisions of Maharashtra Co-operative Societies Act, 1960, bearing Serial No. MUMBAI (WR) HSG (TC) 5626
Public Notice dated 23 rd September 2022 was issued for the said Plot wherein no invites/claims/interests have been notified within 14 days from the date of such issuance to the Advocate on behalf of the Society.
Re - Development Agreement Re -Development Agreement No. BRL7-13650-2022 of the office of the Registrar of Assurances at - Borivali on 07/10/2022 and General Power of Attorney Registered No. BRL7-13653-2022 dated 07/10/2022, based on the following documents for the Property.
Mutation Entry – Not Applicable
Any Other relevant title- Not Applicable
Litigations if any- Not Applicable

Yours truly,


Adv. Jay Vakil

Jay K. Vakil
A/602, Shreepal Nagar,
Satya Nagar, Borivali (W),
Mumbai - 400 092.