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TITLE REPORT

To,
JE & VEE INFRASTRUCTURE,
A/203, Western Edge-II,
Behind Metro mall,
W.E. Highway,
Borivali (E), Mumbai – 400066.

Dear Sirs,

The subject matter of this Title Report is all that piece and parcel of land bearing Survey No. 25, C.S. No.109 (part) & 111(part) admeasuring 1496.74 sq. mtrs. or thereabouts together with the existing building known as 'Dindoshi Shree Satyam' standing thereon, comprised in Dindoshi Shri Satyam Co-operative Housing Society Ltd., lying, being and situate Dindoshi, Malad (East), Mumbai – 400097 of Village Dindoshi Taluka - Borivali, Mumbai Suburban District, within the registration District of Mumbai Suburban, more particularly described in the **Schedule** hereunder written and hereinafter referred to as "**the said Property**".

1. Maharashtra Housing & Area Development Authority (hereinafter referred to as "**MHADA**"), *a statutory Corporation is Constituted under the Maharashtra Housing and Area Development Act, 1976 (Mah. XXVIII of 1977) (hereinafter referred to as "**the said Act**") and having its office at Griha Nirman Bhavan, Kala Nagar, Bandra (E), Mumbai 400 051 (hereinafter referred to as "**the said Authority**"). The said Authority is

constituted with effect from 05/12/1977, under Government Notification in the Public Works & Housing Department No. ARD 1077 (1) Desk-44 dated 05/12/1977. The Maharashtra Housing Board is a Corporation established under the Bombay Housing Board Act, 1948 (Bom LXIX of 1948) (hereinafter referred to as "**the Board**") which stood dissolved by operation of Section 15 of the said Act;

2. Vide clause (a) and (b) of Section 189 of the said Act, all the property, rights, liabilities and obligations of the said dissolved Board, including those arising under any agreement or commitment, became the property, rights, liabilities and obligations of the Authority;

3. The Board was possessed of or otherwise well and sufficiently entitled to among others, a piece or parcel of land admeasuring 1496.74 sq. mtrs. or thereabouts situated at Survey No.25 C.S. No.109 (part) & 111 (part) being part of the Board's land at Dindoshi, Malad (East), Mumbai - 400097 (hereinafter referred to as "**the said Land**"). The said Land became the property of the Authority;

4. In or around the year 1982-83 MHADA constructed a chawl comprising of 36 total tenements (hereinafter referred to as "**the said Structure**") on the said Land (amongst other buildings) and the tenements in the said Building were allotted to various purchaser who have got together and formed the society known as 'Dindoshi Shree Satyam Co-Operative Housing Society Ltd.', which has been duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 vide

registration on BOM / WP (South) HSG (OH) 3222/87-88 and having its registered office at adjacent to chawl no. 93/97 Dindoshi Nagar, Malad East, Mumbai-400 097 (hereinafter referred to as the '**said Society**');

5. By and under an Indenture of Lease dated 16.06.2011 made between the said Authority therein referred to as the Lessor of the One Part, and the Society therein referred to as the Lessee/Society of the Other Part, the Authority agreed to lease the said Land to the Dindoshi Shree Satyam Co-operative Housing Society Limited i.e. the Society and the Society agreed to accept such lease for a period thirty years & renewable by 30 years twice commencing from 15.09.1981 and upon payment of consideration of Rs.1,38,240 & Rs.1,03,680 as a premium and subject to the payment of a yearly lease rent of Rs.3,456/- (Rupees Three Thousand Four Hundred and Fifty Six Only) to be paid in advance upon the other terms, conditions, stipulations and covenants therein contained. The aforesaid Indenture of Lease dated 20.06.2011 is registered with the office of Sub-Registrar of Assurances at Borivali under Serial No.BDR-5/5322 of 2011;

6. By and under a Deed of Sale dated 16.06.2011 made between the said Authority therein referred to as the Vendor of the One Part, and the Society therein referred to as the Purchaser of the Other Part, and registered with the office of Sub-Registrar of Assurances at Borivali under Serial No.BDR-5/5323 of 2011, the said Authority sold, transferred, assured and conveyed the right, title and interest in respect of the

