

190/KPM/2022

To,

MahaRERA,

Mumbai Headquarters,
6th & 7th Floor, Housefin Bhavan,
Plot No: C - 21, E - Block,
Bandra Kurla Complex,
Bandra (East), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to:-

All that piece or parcel of leasehold land situate and lying beneath and appurtenant to building No.17 (S.I.H.S.) a LIG scheme of MHADA bearing Survey No.38 and City Survey No. 88 (Part) admeasuring 838.57 sq. mtrs., or thereabouts together with Tit-Bit land admeasuring 361.05 sq.mtrs. adjoining to the plot, the total area aggregating to 1199.62 Sq. mtrs. as per the Architect's Plot Area certificate Architect's Plot Area certificate ("**said Plot**") together with the Building No.17 standing thereon ("**said building**") situate at Rajendra Nagar Borivali (East), Mumbai - 400066 in the Village Magathane, Taluka Borivali in Mumbai Suburban District hereinafter collectively referred to as "**the said Property**".

A. We have investigated the title of the said Properties on the request of the Owner/Promoter, **M/s. Riddhi Constructions** and following documents i.e.:-

1) **DESCRIPTION OF THE SAID PROPERTY:**

All that piece or parcel of leasehold land situate and lying beneath and appurtenant to building No.17 (S.I.H.S.) a LIG scheme of MHADA bearing Survey No.38 and City Survey No. 88 (Part) admeasuring 838.57 sq. mtrs, or thereabouts together with Tit-Bit land admeasuring 361.05 sq. mtrs. adjoining to the plot, the total area aggregating to 1199.62

Sq. mtrs. as per the Architect's Plot Area certificate ("**said Plot**") together with the Building No.17 standing thereon ("**said building**") situate at Rajendra Nagar Borivali (East), Mumbai - 400066 in the Village Magathane, Taluka Borivali in Mumbai Suburban District hereinafter collectively referred to as "**the said Property**" and bounded as under:-

On or towards the North by : Vacant Property area 460.00 sq. mtrs.

On or towards the South by : Building No.18;

On or towards the East by : MHB Boundary & tit bit
Property area 322.35 sq. mtrs.

On or towards the West by : 13.40 mtrs. Wide Road;

2) **THE DOCUMENTS OF TITLE OF SAID PROPERTY**

- a. Registration Certificate bearing No. BOM(W.R.)/HSG/9777 dated 7th October, 1997 of Rajendra Nagar Swagat Co-operative Housing Society Ltd.
- b. Indenture of Lease dated 8th October, 1999 registered under serial No. PBDR/5177/5178/99 executed between Mumbai Housing & Area Development Authority, ("**MHADA**"), the lessor therein and Rajendra Nagar Swagat Co-operative Housing Society Limited the lessee therein in respect of the said Plot;
- c. Deed of sale dated 8th October, 1999 registered under serial No. PBDR/5177/5178/99 executed between MHADA, the Vendor therein and Rajendra Nagar Swagat Co-operative Housing





Society Limited, the Purchaser therein in respect of the said building;

- d. Development Agreement dated 20th November, 2019, registered under Serial No. BRL--2/11601 of 2019 in respect of the said Property.
- e. Search report for 40 years from 1981 to 2021.

3) **PROPERTY CARD, 7/12 EXTRACT and MUTATION ENTRIES**

We have perused the Property Register Card (PRC) dated 5th June, 2021, 7/12 Extracts and Mutation Entries and we have not found any encumbrance to the said Property.

4) **SEARCH REPORT FOR 40 YEARS FROM 1981 till 2022.**

We have also taken necessary search with the concerned office of the Sub-Registrar of Assurances from the year 1981 to 2021 (40 years) in respect of said Property and have not found any encumbrance to the said Property.

- B. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property and subject to what is set out in the Title Report dated 28th July, 2021 issued by us, we are of the opinion that the title of the respective Society/Owners to the said Property is clear and marketable free from all encumbrances and M/s. Riddhi Construction is entitled to redevelop the said Property, subject to the compliance of the conditions laid down by MHADA, MCGM and other statutory Authority and with an obligation to providing permanent alternate accommodation to the members of the Society as agreed in Development Agreement.

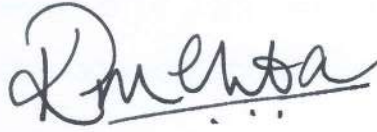
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Owner of the Land as per PR Card:

Sr. No.	Owner of the Plot	Survey No.	CS No.	Area in Sq. Mtrs.
1.	MHADA	38	88 (Part)	838.57
2.	MHADA (tit bit land)	38	88(Part)	361.05

The report reflecting the flow of the title of the Society/Owners/Promoters to the said Property is enclosed herewith as **Annexure "A"**.

For PRAVIN MEHTA AND MITHI & CO.,



Partner

Place: Mumbai

Date: 25th March, 2022.

Encl:-

Annexure A:- Flow of Title of the said Property.

Annexure B:- List of pending Suits.