

KETAN MALI

Advocate & legal Consultant

Shop No. 01, Shree Sai Leela Co-Operative Housing Society Ltd., Paranjape
Chawl, Near Shiv Mandir, Ambemath East, 421501, Mob. No. 9867897758

Date - 26/07/2022

To,

MahaRERA

Bandra East, Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title clearances certificate in respect of property i.e. **ALL THAT** piece and parcel of Open / Vacand plot of land bearing SURVEY NO. **41 Pt., Plot No. H - 5**, Ambemath (E), admeasuring **813.75 Sq. Mtrs.** or thereabout, situated at Village Mauje Morivali, Taluka Ambemath, District Thane, within the limits of Ambemath Municipal Council, and within the limits of Registration District Thane and Sub-District Ulhasnagar and bounded as follows:

On or towards East : H - 6 HIG PLOT

On or towards West : H - 4 HIG PLOT

On or towards North : 12.00 Mtr. wide Road.

On or towards South : MIDC PIPELINE

(Hereinafter referred as Said Property)

I have investigated the title of the said plot on the request of M/s. Shree Khodiyar Buildcon, having its Office at Shop No. 06, Tara Apartment, Vadavali Section, Ambemath East, Dist. Thane, 421501 and perused following documents: -

1) DESCRIPTION OF PROPERTY

ALL THAT piece and parcel of Open / Vacand plot of land bearing SURVEY NO. **41 Pt., Plot No. H - 5**, Ambemath (E), admeasuring **813.75 Sq. Mtrs.** or thereabout, situated at Village Mauje Morivali, Taluka Ambemath, District

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Thane, within the limits of Ambarnath Municipal Council, and within the
limits of Registration District Thane and Sub-District Ulhasnagar and bounded
as follows: -

On or towards East : H - 6 HIG PLOT

On or towards West : H - 4 HIG PLOT

On or towards North : 12.00 Mtr. wide Road.

On or towards South : MIDC PIPELINE

(Hereinafter referred as Said Property)

2) The Documents of Allotment of Plot: -

- a. Letter issued by Estate Manager, KHADB bearing outward No. Mi.
Vya. / ko. Mun./4603/ 2010 dated 16/09/2010.
- b. Letter alongwith List of Members and NOC issued by Office of the
Estate Manager, Konkan Housing and Area Development Board, Mumbai -
51 bearing outward No. EM / K.H.A.D.B. / 1820 / 2013 dated 02/07/2013
- c. Society Registration Certificate issued by Deputy Registrar of Co-
Operative Housing Societies, MHADA, Mumbai bearing Registration No.
MUM / TNA / MHADB / HSG / (TO) / (TC) / 13136 / Year 2013 - 14 dated
21/08/2013.
- d. Registered Deed of Lease between Morivali Prarambh Co-Operative
Housing Society Ltd. as Lessee on One Part AND Konkan Housing and Area
Development Authority as Lessor on Other Part, Registered at Sub
Registration Office at Ulhasnagar - 3, bearing Registration No. UHN 3 - 7163
- 2014 dated 20/10/2014.
- e. Allotment Letter issued to Shri. Ramakant N. Jadhav and two other
office bearers of Morivali Prarambh CHS Ltd., Morivali, Ambarnath bearing

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outward No. EM/KB/8241/2014 dated 03/11/2014 by the Estate Manager, Konkan Housing Area and Development Board, Mumbai.

f. Letter of Handing Over Taking Over Receipt issued by (Dy. Engr/Kalyan/KHADB) bearing No. DE / K.B./Kalyan/65/2014 dated 05/11/2014.

g. Search Report for Property dated 11/09/2021 and 26/07/2022 issued by me.

h. Development Agreement and Power of Attorney executed by Society in favour of M/s. Shree Khodiyar Buildcon and Registration nos. UHN 4 – 6463 – 2022 and UHN 4 – 6464 – 2022 dated 20/07/2022 respectively.

3) 7/12 Extract / Property Card

That the 7/12 Extract bears the name of Konkan Housing and Area Development Board (MHADA) as Class I Occupant i.e. Owner vide mutation entry no. 894.

4) Search Report: -

1. Search Report of more than 30 years (Year 1992 to 2022) dated 11/09/2021 and 26/07/2022 carried out by me in the Sub Registration Office of Ulhasnagar No. 2 to 4.

2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Konkan Housing and Area Development Board (MHADA) as the owner, Society is Original Lessee, having clear, marketable and without any encumbrances and M/s. Shree Khodiyar Buildcon as the developer are entitled to develop the said property.

1. Owner of the Land / Plot : Konkan Housing and Area Development Board (MHADA).

2. ORIGINAL LESSEE / ALLOTTEE OF PLOT OF LAND : Morivali Prarambh Co-Operative Housing Society Ltd.,

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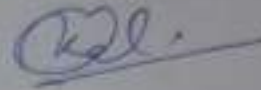
3. DEVELOPER ENTITLED TO DEVELOP THE PLOT OF LAND:

M/s. Shree Khodiyar Buildcon

4. Qualification Comment: This Title is subject to compliance of all the rules and regulations laid down by MHADA.

3. The report reflecting the flow of the title owner/ Original Lessee and Developer is enclosed herewith as annexure.

Encl. Annexure "A" as Flow of The Title of The Said Land / Plot



Ketan Mali

Advocate

KETAN C. MALI

L.L.M.

ADVOCATE HIGH COURT

Reg. No. - MALI/4577/2011

Shop No. 01, Shree Sai Leela CHS,

Nr. Paranjape Chawl, Nr. Shiv Mandir

Vibhag, Ambarnath (E) - 421501.

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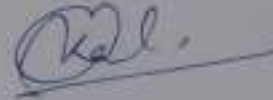
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Annexure "A"

FLOW OF THE TITLE OF THE SAID LAND / PLOT

1. **7/12 Extract** : That the 7/12 Extract bears the name of Konkan Housing and Area Development Board (MHADA) as Class I Occupant i.e. Owner on the date of application.
2. **Mutation Entry** : That the Mutation Entry No. 894 dated 29/06/1988 reveals that the Excess of land in the property bearing Survey No. 41 Pt. transferred in the name of Konkan Housing and Area Development Board (MHADA) as Class I Occupant i.e. Owner.
3. **Search Report**: Search Report of more than 30 years (Year 1992 to 2022) dated 11/09/2012 and 26/07/2022 carried out in the Sub Registration Office of Ulhasnagar No. 2 to 4.
4. **Any other Relevant Title** :
Development Agreement and Power of Attorney executed by Society in favour of M/s. Shree Khodiyar Buildcon bearing Registration no. UHN 4 - 6463 - 2022 and UHN 4 - 6464 - 2022 dated 20/07/2022.
5. **Litigation if any** : No



Ketan Mali
Advocate

KETAN C. MALI
LL.M.
ADVOCATE HIGH COURT
Reg. No. MAH/4577/2011
Shop No. 01, Shree Sai Leela CHS,
Nc Paranjape Chawl, Nr. Shiv Mandir
Village, Ambarnath (E) - 421501.