



February 22, 2022

To
MahaRERA
Housefin Bhavan,
E Block, Bandra Kurla Complex,
Bandra east, Mumbai- 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land admeasuring about 600 square yards equivalent to 515.40 square meters as per PR Card (501.67 sq.mtrs as per physical possession) bearing and CTS No. 572 of Village Pahadi Goregaon Taluka Goregaon and bearing plot no. 208 within the registration Sub-District and District of Mumbai city and Mumbai Suburban and situated at Plot no. 208, Road no. 14, Jawahar Nagar, Goregaon (West), Mumbai - 400 104 (hereinafter referred as the said "Land").

We have investigated the title of the said Land and the title of the Developer, **M/s. LAXMI AAKAR REALTY** to the Land on the request of the developer i.e. **M/s. LAXMI AAKAR REALTY** and following documents i.e :-

- (1) Description of the property - All that piece and parcel of land admeasuring about 600 square yards equivalent to 515.40 square meters as per PR Card (501.67 sq.mtrs as per physical possession) bearing and CTS No. 572 of Village Pahadi Goregaon Taluka Goregaon and bearing plot no. 208 within the registration Sub-District and District of Mumbai city and Mumbai Suburban and situated at Plot no. 208, Road no. 14, Jawahar Nagar, Goregaon (West), Mumbai - 400 104.
- (2) The documents of allotment/development of plot- Development Agreement dated March 23, 2021 registered with the Joint Sub-registrar of Assurances at Borivali No. 4 under serial no. 4695 of 2021.
- (3) Search report for 30 years from 1992 till 2021.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, we are of the opinion that the title for **VIDYA NIDHI CO-OPERATIVE HOUSING SOCIETY LIMITED**, is clear marketable and without any encumbrance and the title of the Developer, **M/s. LAXMI AAKAR REALTY**, a partnership incorporated under the provisions of the Indian Partnership Act, 1932, having PAN **AAIFL4802H** and having its office at B/101, Prathana Apartment, Plot No.15, Jawahar Nagar, S. V. Road, Goregaon (West), Mumbai - 400 104, has absolute authority to develop the said Land in accordance with the terms



and conditions of the Development Agreement dated March 23, 2021 and sell the saleable area.

Lessee of the Land

VIDYA NIDHI CO-OPERATIVE HOUSING SOCIETY LIMITED, a co-operative society registered under the Maharashtra Co-operative Societies Act, 1960, bearing registration no. BOM/HSG/P-8611 of 1982 dated 31.12.1982 having PAN No. AACAV2682C having its registered address at Plot No.208, Road No.14, Jawahar Nagar, Goregaon (West), Mumbai - 400 104.

The report reflecting the flow of the title of the (developer) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: February 22, 2022



H. H. H. H.

Advocate.

(Stamp)



May 10, 2021

Title Certificate

Introduction:

We have, at the request of M/s. LAXMI AAKAR REALTY, a partnership firm incorporated under the provisions of the Indian Partnership Act, 1932, having PAN AAIFL4802H and having its office at B/101, Prathana Apartment, Plot No.15, Jawahar Nagar, S. V. Road, Goregaon (West), Mumbai - 400 104 (hereinafter referred to as the "**Developer**"), have verified title of VIDYA NIDHI CO-OPERATIVE HOUSING SOCIETY LIMITED, a co-operative society registered under the Maharashtra Co-operative Societies Act, 1960, bearing registration no. BOM/HSG/P-8611 of 1982 dated 31.12.1982 having PAN No. AACAV2682C having its registered address at Plot No.208, Road No.14, Jawahar Nagar, Goregaon (West), Mumbai - 400 104 (hereinafter referred to as the "**Society**") to all that piece or parcel of land admeasuring about 600 square yards equivalent to 515.40 square meters as per PR Card (501.67 sq.mtrs as per physical possession) bearing CTS No. 572 of Village Pahadi Goregaon Taluka Goregaon and bearing plot no. 208 within the registration Sub-District and District of Mumbai city and Mumbai Suburban ("**Land**") together with a residential building standing thereon comprising of a building known as 'Vidya Nidhi' comprising of ground plus 4 (Four) upper floors and consisting of 17 residential flats and 2 garages ("**Old Building**") and situated at Plot no. 208, Road no. 14, Jawahar Nagar, Goregaon (West), Mumbai - 400 104. The Land and the Old Building, may, hereinafter collectively be referred to as the "**Property**" which is more particularly described in the schedule hereunder written.

The process followed:

- (1) We have perused the copies of the title deeds and other papers produced for our perusal. The list of such title deeds and other papers are set out in **Annexure "1"** hereto.
- (2) The Developer has caused a search to be taken in the offices of Sub-Registrar of Assurances at Bandra, Bombay, Borivali & Goregaon office for a period from 1992 to 2021 (30 years) in respect of the scheduled property ("**Search**").
- (3) We have published 2 (Two) notices in 2 (Two) newspapers in the locality 1 (One) in English newspaper called "Business Standard" and the other in Marathi newspaper called "Nav Shakti", both published on March 31, 2021, inviting claims of any party or person to the scheduled property ("**Public Notices**").
- (4) We have obtained declarations dated May 5, 2021 from the Society and the Developer regarding title of the property.
- (5) We have also raised requisition on title to the Society, which have been replied on May 5, 2021.

The flow of title:

On perusal of the title deeds, our observation is as under:

- (1) We are informed that the Jawahar Nagar Co-operative Housing Society Ltd., a Co-operative Housing Society duly registered under the provisions of Mumbai Co-operative Housing Societies Act, 1925 and deemed to have been registered

under the provisions of Maharashtra Co-operative Societies Act, 1961 ("Parent Society") is fully seized and possessed of and/or otherwise well and sufficiently entitled to have and hold various plots of land, as an absolute owner thereof, being lying and situated at Village Pahadi, Goregaon, within the Registration sub-district of Borivali and in the District Mumbai Suburban.

- (2) We are informed that the said Parent Society has evolved Housing Scheme and therefore prepared a private layout and sub-divided various plots of land in to different plots of land, consisting of different sizes.
- (3) We are informed that the Parent Society allotted the Land to one Smt. Sushiladevi Sabharwal ("**Sabharwal**").
- (4) We are informed that thereafter the **Sabharwal** constructed the Building on the Land and rented out the same to various persons on monthly tenancy basis.
- (5) We are informed that the Parent Society also allotted 10 shares of Rs.100/- each bearing distinctive Nos. 2071 to 2080 ("**Shares 1**") to Sabharwal.
- (6) We are informed that by an unregistered agreement for sale dated October 6, 1982 and executed by and between Sabharwal, as the vendor and Sitaram N. Phadnis and Sureshchandra Gopalji Desai, as the promoters of the Society, Sabharwal had agreed to sell his share in the Parent Society and transfer and assign the benefit of the lease in favour of the Society for the price and the terms and conditions more particularly mentioned therein.
- (7) We are informed that subsequently Sitaram N. Phadnis and Sureshchandra Gopalji Desai, as the promoters of the Society approached the Deputy Registrar of Co-operative Societies, P ward and in response, the Deputy Registrar of Co-operative Societies, P Ward, registered the Society.

- (8) We are informed that by virtue of an indenture dated March 19, 1983 registered with the office of the Sub-Registrar of Bombay under serial no. BOM/S/839/1983 and executed by and between the Parent Society, as the lessor, Sabharwal, as the confirming party and the Society, as the lessee, the Parent Society, with the confirmation of the confirming party, demised and assigned unto the Society the said Land for a period of 998 years starting from October 1, 1982 for the price and on the terms and conditions more particularly mentioned therein.
- (9) We are informed that thereafter the Shares 1 were reduced to face value of Rs.10/- of each bearing distinctive share No.2231 to 2240 vide share certificate No.224 ("**Shares**") and the same were transferred in the name of the Society by the Parent Society.
- (10) Pursuant to the above, Society became seized and possessed of or otherwise well sufficiently entitled to the leasehold rights in the Land and became the Owner of the Building. The name of the Society is updated in the property registered card in respect of the Land.
- (11) Since, the Society decided to redevelop the Property through a developer, the Society had executed a development agreement dated March 23, 2021, which was registered with the Joint Sub-Registrar at Borivali No. 4 under Sr. No. 4615 of 2021 ("**Development Agreement**"), in favour of the Developer whereby the Society has granted development rights in respect of the Property to the Developer.
- (12) Simultaneously, a power of attorney dated March 23, 2021 ("**Power of Attorney**") registered with the Joint Sub-Registrar at Borivali No. 4 under Sr. No. 4622 of 2021 has been granted by the Society in favour of the Developer

authorising him to do, execute and perform the acts necessary for the redevelopment and construction of the Property.

- (13) The Search report dated April 20, 2021 did not reveal any adverse entry/transfer in respect of the scheduled Property.
- (14) We did not receive any adverse claim in response to the Public Notices.
- (15) The Society and the Developer have given us a declaration dated May 5, 2021 regarding title of the Society in respect of the scheduled Property declaring the scheduled Property to be clear and marketable and free from all encumbrances.
- (16) The Society has also responded to the requisitions raised by us, which did not reveal any adverse remark pertaining to the title of the scheduled Property.
- (17) The development plan remark dated January 7, 2020 issued by the Municipal Corporation of Greater Mumbai, indicates that the schedule Property falls within Residential zone and there is no reservation on the schedule Property. However, there is an existing road affecting the Land.

Certificate:

Subject to the aforesaid and assumption, qualification and limitation set out herein, (i) we do hereby certify that the title of the Society to the Property is clear and marketable, (ii) the Society has validly granted the development rights in respect of the Property to the Developer and (iii) subject to compliance of terms and conditions of Development Agreement 2, the Developer will have the right to sell the saleable area coming to the share of the Developer (as per the Development Agreement) in the newly constructed building.



Schedule above referred to

ALL THAT piece and parcel of land admeasuring about 600 square yards equivalent to 515.40 square meters as per PR Card (501.67 sq.mtrs as per physical possession) bearing and CTS No. 572 of Village Pahadi Goregaon Taluka Goregaon and bearing plot no. 208 within the registration Sub-District and District of Mumbai city and Mumbai Suburban together with a residential building standing thereon comprising of a building known as 'Vidya Nidhi' comprising of ground plus 4 (Four) upper floors and consisting of 17 residential flats and 2 garages and situated at Plot no. 208, Road no. 14, Jawahar Nagar, Goregaon (West), Mumbai - 400 104.

For M/s. GM Legal

Mrs. Dhvani Mehta

Advocate





Annexure "1"

Sr. No.	Particulars
1.	Indenture dated March 19, 1983 registered with the office of the Sub-Registrar of Bombay under serial no. BOM/S/839/1983
2.	Development agreement dated March 23, 2021, which was registered with the Joint Sub-Registrar at Borivali No. 4 under Sr. No. 4615 of 2021
3.	Search Report dated April 20, 2021
4.	Public Notices dated March 31, 2021
5.	Property registered Card in respect of the Land
6.	Declaration from Society dated May 5, 2021
7.	Declaration from Developer dated May 5, 2021
8.	Requisition from Society dated May 5, 2021
9.	Development plan remark dated January 7, 2020 issued by the Municipal Corporation of Greater Mumbai