



KAPIL V BHEDA

Advocate
B.COM, LL.M.

Anand (Old Saraswati Bhuvan), Opp Manu Market, M. G. Road, Ghatkopar (W), Mumbai - 400086
Mob. : 9819633379

Date:

FORMAT- A

(Circular No:- 28 / 2021)

To
Maharashtra Real Estate Regulatory Authority,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to immovable property being piece or parcel of lands or ground together with structure standing thereon and the building known as NeelkanthDhara Co-Operative Housing Society Limited situate, bearing Final Plot No."60, 61 and 62 bearing Survey No.249, Hissa No.3 (Parts) C.T.S. No.195/91 admeasuring 596.70 sq. meters, C.T.S. No. 195/96, admeasuring 540.50 sq. meters and C.T.S. No. 195/104 admeasuring 484 sq. meters, Garodia Nagar, Ghatkopar (East), Mumbai - 400 077 respectively in the revenue Village Ghatkopar, Taluka Kurla, Mumbai Suburban District (hereinafter "the said Property").

I have investigated the title of the said Property on the request of my Clients M/S. DHARMI PROPERTIES PRIVATE LIMITED, a company incorporated and registered under the Companies Act, 1956 bearing CIN U70102MH2008PTC179502 having its registered office at 414, Kailas Plaza, Vallabh Baug Lane, Ghatkopar (E), Mumbai 400 077.

1) Description of the property.

ALL THAT piece or parcel of lands or ground together with structure standing thereon and the building known as NeelkanthDhara Co-Operative Housing Society Limited situate, bearing Final Plot No."60, 61 and 62 bearing Survey No.249, Hissa No.3 (Parts) C.T.S. No.195/91 admeasuring 596.70 sq. meters, C.T.S. No. 195/96, admeasuring 540.50 sq. meters and C.T.S. No. 195/104 admeasuring 484 sq. meters, Garodia Nagar, Ghatkopar (East), Mumbai - 400 077 respectively in the revenue Village Ghatkopar, Taluka Kurla, Mumbai Suburban District, admeasuring in aggregate area of 1621.20 (596.70 + 484 + 540.50) square meters or

thereabout and entered in the Revenue and Survey Records and assessed by the Mumbai Municipal Corporation under "N" Ward.

2) The documents of allotment of plot.

- i. By virtue of Deed of Conveyance dated 2nd February, 2015 and registered with the Sub-Registrar of Assurances at Kurla III under No. KRL-3/1079 of 2015, NEELKANTH DHARA CO-OPERATIVE HOUSING SOCIETY LIMITED, a co-operative housing society registered under the Maharashtra Co-operative Societies Act, 1960 under registration NO.BOM/HSG/6115 of 1980 dated 30.06.1980 having its registered office at Plot No.60, 61 & 62, Garodia Nagar, Ghatkopar (East), Mumbai - 400077 (hereinafter for brevity's sake referred to as "the said Society") became the owner of the said Property and
 - ii. By Development Agreement dated 30th August, 2021 and registered with the Sub-Registrar of Assurances, Kurla I under Serial NO.KRL1-13415-2021, the said Society has given the complete redevelopment rights in respect of the said Property to M/S. DHARMI PROPERTIES PRIVATE LIMITED, a company incorporated and registered under the Companies Act, 1956 bearing CIN U70102MH2008PTC179502 (hereinafter "the said Developers") upon the terms and conditions mentioned therein and except one Member, all the rest of members of the said Society have confirmed the same (i.e. 35 members out of 36 members have confirmed the aforesaid Development Agreement).
 - iii. Indenture of Mortgage registered with Sub - Registrar of Assurances, Kurla I under Serial No.KRL1-13830-2022 on 25.07.2022 vide which the Developers have taken Term Loan-Construction Finance from Capri Global Capital Limited.
- 3) The Property Card in respect of the said Property stands in the name of the said Society i.e. NEELKANTH DHARA CO-OPERATIVE HOUSING SOCIETY LIMITED.
- 4) I have taken the search through Mr. Rakesh Tank, Search Clerk, in respect of the said Property who has submitted his search notes dated 08.09.2021 as regards Online search taken by him, for the period of 30 years from 1992 to 2021. The encumbrances and litigations are mentioned in the Annexure attached hereto.

2/- On perusal of the above mentioned documents and all other relevance documents relating to title of the said property In view of the aforesaid, subject to what is stated hereinabove AND subject to the Mortgage in favour of Capri Global Capital Limited by the Developers and the litigations mentioned in the sheet attached hereto, I state that the title of the said Society "NEELKANTH DHARA CO-OPERATIVE HOUSING



SOCIETY LTD.", in respect to the said property is clear and marketable subject to the rights of members of the said Society in respect of their existing tenements in the said Building, as also subject to the development rights of the said Developers.

OWNERS OF THE LAND

NEELKANTH DHARA CO-OPERATIVE HOUSING SOCIETY LIMITED is the Owner of the said Property.

3/- The report reflecting the flow of the title of the "NEELKANTHDHARA CO-OPERATIVE HOUSING SOCIETY LTD." and the development rights of M/S. DHARMI PROPERTIES PRIVATE LIMITED in respect of the said Property is enclosed herewith as annexure.

Encl : Annexure.



(Kapil V. Bheda)
Advocate.

FORMAT - A**(Circular No.:- 28 t2021)****FLOW OF THE TITLE OF THE SAID LAND.**

- 1) P.R. Card as on date of application for registration stands in the name of the said Society i.e. "NEELKANTHDHARA CO-OPERATIVE HOUSING SOCIETY LTD."
- 2) Search report for 30 years taken by Search Clerk Mr. Rakesh Tank, Search Clerk for a period of 30 years from 1992 to 2021.
- 3) Dharmi Properties Pvt. Ltd. has availed Term Loan-Construction Finance from Capri Global Capital Limited vide Indenture of Mortgage registered with Sub - Registrar of Assurances, Kurla1 under Serial No.KRL1-13830-2022 on 25.07.2022
- 4) There is one pending Suit in respect of the said Property filed by Mr. Arvind Purushottam Bhanushali, one of the Member of the said Society, has filed a Suit in the Hon'ble The Bombay City Court, at Bombay, being S. C. SUIT NO.101755 OF 2021 against the said Society, M/S. DHARMI PROPERTIES PRIVATE LIMITED and Mr. Suresh Arvind Purshottam Bhanushali.
- 5) The said Society had filed an Arbitration Petition Arbitration Petition (L) NO.8795 of 2022 against the Developers & Ors. Before the Hon'ble High Court, Bombay and the same has been disposed of.

Date: -12.08.2022



Advocate.