

Format –A

Circular No. 28/2021 dated 08-03-2021

To,
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
Housefin Bhavan,
Plot No. C – 21, E – Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400 051

LEGAL TITLE REPORT

Re : Title Clearance Certificate with respect of Plot of land admeasuring **682.73** Square Meters as per Lease Deed dated 25-11-1986 and **857.46** Square Meters as per Demarcation Plan, bearing Survey No.**236-A** and correspondingly bearing CTS No.**184C** (CTS No. 184(pt.) as per MHADA Revised Layout) of Ghatkopar in the registration sub district of Bandra Mumbai Suburban District, situated in 'N' Ward of Municipal Corporation of Greater Mumbai and in the Registration District and Sub Registration District of Mumbai ("**The Property**").

I have investigated the title of the abovesaid property on the request of **PANT NAGAR PRIYADARSHANI CO-OPERATIVE HOUSING SOCIETY LTD** ("**The Society**") and following documents i.e. :

- 1) Description of the Property.
 - 2) The Lease Deed.
 - 3) Property Register Card issued by CTS office
 - 4) Search Report for 30 years 1992 to 2023
2. On perusal of the above mentioned documents and all other relevant documents relating to the title to the said property I am of the opinion that the title to The society is clear, marketable and without any encumbrances.
3. Owners of the Land bearing CTS No. 184/C, (CTS No. 184(pt.) as per MHADA Revised Layout) Ghatkopar, Mumbai Suburban District. : **MHADA**
4. The Report reflecting the flow of the tile of the Society on the said property is enclosed herewith as **Annexure-A.**


DINESH CHANDRA
Advocate

Date : 14 April 2023



Encl : **Annexure-A**

ANNEXURE-A

(Flow of Title of the said Property

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1. Registered **Deed of Lease** dated **25-11-1986** executed between **THE MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (“MHADA”)**, a statutory Corporation constituted under the Maharashtra Housing and Area Development Act, 1976, (Mah.XXVIII of 1977) AND The Said Society, the MHADA given the said property the Plot of land bearing Survey **No.236A** and correspondingly bearing CTS No.**184C** of Ghatkopar in the registration sub district of Bandra Mumbai Suburban District, situated in 'N' Ward of Municipal Corporation of Greater Mumbai and in the Registration District and Sub Registration District of Mumbai to the said Society on lease for a period of for a period of 99 years.
2. Registered **Sale Deed** dated **25-11-1986** executed between **THE MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY**, a statutory Corporation constituted under the Maharashtra Housing and Area Development Act, 1976, (Mah.XXVIII of 1977) and the said society, the MHADA sold the Building constructed on the Plot of land bearing Survey No.236A and correspondingly bearing CTS No.184C of Ghatkopar in the registration sub district of Bandra Mumbai Suburban District, situated in 'N' Ward of Municipal Corporation of Greater Mumbai and in the Registration District and Sub Registration District of Mumbai.
3. Registered **Development Agreement** dated **20-03-2023**, the said Society granted the development rights for redevelopment in respect of the said property to **AAKRUTI ENTERPRISES**, a partnership firm hereinafter called "**Said Developers**", upon terms, conditions, covenants and stipulations as contained therein. The said Development Agreement has been registered with Sub Registrar of Assurances at Kurla / Mumbai under Sr.No.KRL1-5292-2023 dated 20-03-2023.
4. Registered **Power of Attorney** dated **20-03-2023** in favour of the Partners of the said Developers in respect of the said property and registered with Sub Registrar of Assurances at Kurla / Mumbai under **Sr.No.KRL1-5294-2023** dated 20-03-2023 thereby granting powers to the said Developers to enter upon the said property and develop the same as per the powers as specified in the aforesaid Power of Attorney.
5. **Search Report** dated 06-04-2023 issued by Vikas Kamble, Search Clerk ("**Search Report**").

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE or parcel of the land situated and lying underneath and appurtenant to Building No. 102 having Ground Plus three upper floor structure situated at City Survey No.184C (CTS No. 184(pt.) as per MHADA Revised Layout) of Ghatkopar in the registration sub district of Bandra Bombay Suburban District area admeasuring **682.73** Square Meters as per Lease Deed dated 25-11-1986 and **857.46** Square Meters as per Demarcation Plan, situated in 'N' Ward of Municipal Corporation of Greater Mumbai bearing Property Assessment No. NX0308010080000 at Ghatkopar (East) Mumbai 400075 and bounded as follows:

On or towards the North : MH&ADB Boundary.
On or towards the South : 40'-0" Road.
On or towards the East : 11'-0" Road.
On or towards the West : Bldg No. 103.

Dated This 14th Day of April 2023


DINESH CHANDRA
Advocate



Copy to :

Messrs **AAKRUTI ENTERPRISES**
Regd. office at 1/1, Narayan Nagar, Near Akshar Dham Building,
LBS Marg, Ghatkopar (West) Mumbai 400086

Correspondence address : Office 810, Nilkanth Corporate Park,
Vidyavihar (West) Mumbai 400086