

ADV. ANJU AGARWAL & ASSOCIATES

ADVOCATE (HIGH COURT)

Mob.: 7303251035

ADD.: Shop No. 21, Eagle Compound, Jawahar Nagar, S.V. Road, Goregaon West, Mumbai- 400 104.

Date: 12/02/2023

To,

MahaRERA,

MUMBAI

"LEGAL TITLE REPORT"

Sub: Title clearance certificate with respect to title of ARSHABHARAT Co-OPERATIVE HOUSING SOCIETY LIMITED on land bearing CTS nos. 157, 157/1 and 157/2 [survey no. 14, Hissa no.2 admeasuring 1270 sq. yards equivalent to 1061.88 square meters and plot no. 29, Survey no. 14, Hissa no.1, admeasuring 599 sq. yards equivalent to 500.84 square meters] admeasuring in aggregate about 1563 square meters or thereabouts (1444.4 square meters as per the Property Registered Card) of Village Pahadi Goregaon (West), Taluka Goregaon, along with a building standing thereon known as "Arshabharat" consisting of Building A' and 'Building B ("Building") and comprising of in aggregate 29 (Twenty Nine) residential flats and situated at 29, Sreenagar Estate, Off. M.G. Road, Goregaon (West), Mumbai - 400 0620 (hereinafter referred as the said property).

I have investigated the title of the said plot on the request of M/s. Dharti Aakar Realty & others (the Developer) and following documents i.e.

- 1. Description of the Property:** ARSHABHARAT Co-OPERATIVE HOUSING SOCIETY LIMITED having its office at 29, Sreenagar Estate, Off. M.G. Road, Goregaon (West), Mumbai - 400 062 to all that piece or parcel of land bearing CTS nos. 157, 157/1 and 157/2 [survey no. 14, Hissa no.2 admeasuring 1270 sq. yards equivalent to 1061.88 square meters and plot no. 29, Survey no. 14, Hissa no.1, admeasuring 599 sq. yards equivalent to 500.84 square meters] admeasuring in aggregate about 1563 square meters or thereabouts (1444.4 square meters as per the Property Registered Card) of Village Pahadi Goregaon (West), Taluka Goregaon, within the limits of Greater Mumbai in the registration district of Mumbai

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Suburban ("Land") along with a building standing thereon known as "Arshabharat" consisting of Building A' and 'Building B ("Building") and comprising of in aggregate 29 (Twenty Nine) residential flats and situated at 29, Sreenagar Estate, Off. M.G. Road, Goregaon (West), Mumbai - 400 062.

2. **The Documents of Allotment of Property:** By virtue of Development Agreement dated 09/07/2021 vide registration no. BRL-6/9153/21 registered in the office of Sub-Registrar was transferred between Arshabharat Co-Operative Housing Society Limited in favour of M/s. Dharti Aakar Realty & others for consideration (Agreement value) of Rs. 10,93,28,000/-.
3. **Search Report from 30 years till date:**
 - a. The Advocates and Solicitors "SOLICIS LEX" had investigated the title and had carried out search in the offices of Sub-Registrar of Assurances at Bandra & Bombay, Borivali & Goregaon vide search receipt no. 6276 of 2017 for a period from 1988 to 2017 (30 years) in respect of the said property. The said Firm had also issued paper notice in two newspapers on 29th April, 2017, inviting claims of any party or person to the said property. The said firm "SOLICIS LEX" had issued title clear certificate dated 30th June, 2017 in respect of the said property to the society.
 - b. From the searches taken by Mr. Santosh S. Ghagare, Search Clerk, Mumbai till February, 2023, pertaining to the said property it appears that by development Agreement executed by Arshabharat Co-Operative Housing Society Limited in favour of M/s. Dharti Aakar Realty & others and save and except the aforesaid document, the said Mr. Santosh S. Ghagare have not come across any other registered instruments pertaining to the said property.

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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 M/s. Dharti Aakar Realty & others as Developer is clear, marketable and without any encumbrances.

Owner Arshabharat Co-operative Housing Society Limited

(1) 157, CTS/C.S. No.

(2) 157/1 CTS/C.S. No.

(3) 157/2 CTS/C.S. No.

The report reflecting the flow of the title of the M/s. Dharti Aakar Realty & others as Developer on the said property is enclosed herewith as annexure.

Encl: Annexure



ADVOCATE