

TITLE SEARCH REPORT

At the request of our client, **Man Realtors And Holdings Pvt. Ltd.**, a Company registered under the provisions of the Companies Act, 1956 having its registered office at 12th Floor, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W), Mumbai 400089 (hereinafter referred to as the "**Developer**"), we have investigated their title in respect of all that piece or parcel of land admeasuring approximately 833.30 Sq. Meters bearing Survey No. 236-A (Part), City Survey No. 194 A/9/3 of Village No. 102 & Zone No. 485 of Pant Nagar Part B Layout of MAHADA and located and having address at Pant Nagar, Ghatkopar (East), Mumbai – 400 075 in Registration sub District of Chembur, Mumbai Suburban District ("**the Land**") alongwith the building bearing no. 160 consisting of ground + three floors and 32 tenements ("**the said Building**") (hereinafter collectively referred to as the "**said Property**").

We have perused the photocopies of various documents furnished to us, including in particular the following documents.

I. List of Documents

We have perused original copies of the following documents:

1. Memorandum of Understanding dated 20th February, 2011 executed between Pant Nagar Ganeshdham Co-operative Housing Society Limited ("**Ganeshdham Society**") and the Developer Man Realtors and Holdings Private Limited.
2. Indenture of Lease dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/6458/2012 executed between Maharashtra Housing & Area Development Authority ("**MHADA**") and Ganeshdham Society.

3. Deed of Sale dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/6459/2012 executed between MHADA and Ganeshdham Society.
4. Development Agreement dated 27th March, 2015 registered with the Sub-Registrar of Assurances under Serial No. KRL-3/2520/2015 executed by Ganeshdham Society and the Developer Man Realtors and Holdings Private Limited.
5. Irrevocable General Power of Attorney dated 27th March, 2015 executed by Ganeshdham Society Limited in favor of the Developer Man Realtors and Holdings Private Limited registered with the Sub-Registrar of Assurances under Serial No. KRL-3/2521/2015.
6. Letter dated 12th May, 2015 issued by MHADA enclosing the revised demarcation plan and confirming the plot area as per the conveyance deed.

II. Analysis of the Documents:

A. Title and Other Documents

1. The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1948 was the owner of and sufficiently seized and possessed of the Land.
2. The abovementioned Maharashtra Housing Board constructed the said Building on the Land.
3. MHADA came into force with effect from 5th December, 1977 as a result of which Maharashtra Housing Board stood dissolved and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
4. The residents of the said Building i.e., Building No. 160, formed themselves into Pant Nagar Ganeshdham Co-operative Housing Society Limited ("**Ganeshdham Society**").
5. A Memorandum of Understanding was executed on 20th February, 2011 between Ganeshdham Society and the Developer whereunder the Ganeshdham Society agreed to hand over the project of redevelopment to the

Developer. This document contains a number of blanks and hence we are unable to offer any further comments thereon.

6. Vide Indenture of Lease dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/6458/2012 executed between MHADA and Ganeshdham Society, MHADA granted leasehold rights over the said Land to Ganeshdham Society for a period of 30 years initially and 2 subsequent renewals of 30 years twice on the terms and conditions mentioned therein.
7. Further, by a Deed of Sale dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/6459/2012 executed between MHADA and Ganeshdham Society, MHADA conveyed the ownership of the said Building 160 unto the Ganeshdham Society. Accordingly, Ganeshdham Society became seized, possessed of and sufficiently entitled to the leasehold rights over the Land and ownership rights over the said Building
8. The said Building No. 160 was in a dilapidated condition and required urgent attention for redevelopment.
9. Thereafter vide Development Agreement dated 27th March, 2015, duly registered with the office Sub-Registrar of Assurances under Serial No. KRL-3/2520/2015 said Ganeshdham Society granted development rights with respect to the said property, in favour of the Developer for a consideration and on the terms and conditions set out therein.
10. Ganeshdham Society executed an Irrevocable General Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KRL-3/2521/2015 on 27th March, 2015 in favour of Mr. Manan P Shah and Mr. Suketu R. Shah, Directors of the Developer to do all acts required for redevelopment of the Property.
11. Vide Letter dated 12th May, 2015, MHADA confirmed the plot area and the demarcation of the plot.

III. Title Investigation

1. We have caused a title search of the Property in the records of the office of the Sub Registrar of Assurances at (i) MHADA, Bandra and Old Custom House, Fort, Mumbai for period of 30 (thirty) years from the years 1989 to 2019; and (ii) at Chembur, Nahur and Vikhroli for a period of 15 (fifteen) years from the years 2002 to 2019 and have found no adverse remarks



therein. A copy of the report in respect of the said search is attached as Annexure "1".

2. The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land and the Society as the lessee of the said Land.

IV. Observations

1. No Public Notices has been issued in the local newspapers in respect of the Property.
2. No search was undertaken on the web portal of Ministry of Corporate Affairs in respect of charges, if any created by Developer over the said Land.
3. The representatives of the Developer have confirmed that the Property is not a subject matter of any litigation. No independent search was undertaken by us to confirm the same.

V. Conclusion

Prima facie on a physical Inspection of the photocopies of the documents listed in Paragraph I and III above and subject to the Observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Ganeshdham Society is entitled to leasehold rights over the said land and to the ownership rights of the Building standing thereon and the developer viz., **Man Realtors and Holdings Pvt. Ltd.** has unencumbered development rights to the said Property.

DATE : 24th July, 2019


SIGNATURE



01/04/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 2520/2015

नोदणी :

Regn:63m

गावाचे नाव : 1) घाटकोपर

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	112724500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: जमीन व बांधकाम, माळा नं: ,बिल्डिंग नं.160, इमारतीचे नाव: पंत नगर गणेश धाम को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: पंतनगर,घाटकोपर पूर्व,मुंबई 400075, रोड नं: , इतर माहिती: विकसनकरारनामा,मीजे घाटकोपर,सी.टी.एस. नं.194-ए,सर्वे नं.236-ए पार्ट,बिल्डिंग नं.160,क्षेत्रफळ 830 चौ. मि.,एडीजे/1100901/302/15/के बाजारभाव रु.11,27,24,500/- व मोबदला बांधकाम क्षेत्र त्यावर भरलेले मुद्रांक शुल्क रु.5636500 दिनांक 25/03/2015((C.T.S. Number : 194-A;))
(5) क्षेत्रफळ	1) 830 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पंतनगर गणेश धाम को. ऑप. हौसिंग सोसायटी लिमिटेड तर्फे चेयरमन श्री अनिल सुर्यकांत सादये वय:-47; पत्ता:-ऑफिस, , बिल्डिंग नं.160, पंतनगर, घाटकोपर पूर्व, मुंबई , , बेस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400075 पॅन नं:- 2): नाव:-पंतनगर गणेश धाम को. ऑप. हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी श्री लिंबाजी विठोबा कटारे वय:-77; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: , इमारतीचे नाव: बिल्डिंग नं.160, ब्लॉक नं: पंतनगर, घाटकोपर पूर्व, मुंबई , रोड नं: , , पिन कोड:-400075 पॅन नं:- 3): नाव:-पंतनगर गणेश धाम को. ऑप. हौसिंग सोसायटी लिमिटेड तर्फे ट्रेझरर श्री साईनाथ प्रभाकर कोर्डे वय:-66; पत्ता:-ऑफिस, , बिल्डिंग नं.160, पंतनगर, घाटकोपर पूर्व, मुंबई , , बेस्ट स्टाफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400075 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स मन रीयल्टर्स व होल्डींग्स प्रा. लिमिटेड तर्फे संचालक श्री मनन पी. शाह वय:-22; पत्ता:-ऑफिस, 12 वा मजला, कृषल कमर्शियल कॉम्प्लेक्स, चेंबूर, मुंबई , जी.एम. रोड, चेंबूर आज, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400089 पॅन नं:-AAACJ8232E
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2015
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2015
(11)अनुक्रमांक,खंड व पृष्ठ	2520/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	5636500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area
annexed to it.



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-३
मुंबई उपनगर जिल्हा

