

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 840.21 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 Layout, lying being and situated at Pant Nagar, Ghatkopar (East) in Registration sub District of Kurla-1, Mumbai Suburban District ("**the Land**") alongwith the building bearing no. 161 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. Indenture of Lease dated 30th January, 2010 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/1273/2010 executed between Maharashtra Housing & Area Development Authority ("**MHADA**") and Pant Nagar Swagat Co-operative Housing Society Limited. ("**Swagat Society**")
2. Deed of Sale dated 30th January, 2010 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/1274/2010 executed between MHADA and Swagat Society.
3. Development Agreement dated 10th April, 2010 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/7285/2010 executed between Swagat

Society and one M/s Preet Gruh Nirman Private Limited as the Developers therein (**"Preet Gruh Nirman"**)

4. Power of Attorney dated 25th June, 2010 executed by Swagat Society in favour of Preet Gruh Nirman, registered with the Sub – Registrar, Kurla, under Serial No. BDR-3/7286/2010
5. Deed of Assignment dated 20th November, 2015 registered with the Sub-Registrar of Assurances under Serial No. KRL-1/10680/2015 executed between Preet Gruh Nirman as the Assignors, Arch Habitat LLP as the Assignee/Developer and Swagat Society as the Confirming Party.
6. Power of Attorney dated 20th November, 2015 executed by Swagat Society in favour of Arch Habitats LLP (**"Arch Habitat"**), registered with the Sub – Registrar, Kurla, under Serial No. KRL-1/10681/2015.
7. Deed of Revocation of Power of Attorney dated 17th October, 2016 registered with the Sub-Registrar of Assurances under Serial No. KRL-5/10656/2016 executed between Swagat Society and Arch Habitat.
8. Deed of Assignment cum grant of Development Rights dated 17th October, 2016 registered with the Sub-Registrar of Assurances under Serial No. KRL-5/10652/2016, executed between Arch Habitats LLP, Swagat Society and the Developer.
9. Irrevocable General Power of Attorney dated 17th October, 2016 executed by Swagat Society in favour of the Developer and registered with the Sub-Registrar of Assurances under Serial No. KRL-5/10653/2016.
10. Letter dated 13th December, 2010 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. 161, formed themselves into Pant Nagar Swagat Co-operative Housing Society Limited ("**Swagat Society**").
5. Vide Indenture of Lease dated 30th January, 2010 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/1273/2010 executed between MHADA and Swagat Society, MHADA granted leasehold rights over the said Land to Swagat Society for a period of 30 years initially and 2 subsequent renewals of 30 years twice on the terms and conditions mentioned therein.
6. Further, by a Deed of Sale dated 30th January, 2010 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/1274/2010 executed between MHADA and Swagat Society, MHADA conveyed the ownership of the said Building 161 unto the Swagat Society. Accordingly, Swagat Society became seized, possessed of and sufficiently entitled to the leasehold rights over the Land and ownership rights over the said Building
7. The said Building No. 161 was in a dilapidated condition and required urgent attention for redevelopment.



8. The said Swagat Society vide Development Agreement dated 10th April, 2010 duly registered with the office of the Sub Registrar of Assurances under Serial No. BDR-3/7285/2010 granted development rights with respect to the said Property, in favour of one M/s Preet Gruh Nirman Private Limited ("**Preet Gruh Nirman**")
9. Swagat Society also executed a Power of Attorney in favour of Preet Gruh Nirman dated 25th June, 2010 and registered with the Sub Registrar of Assurances under the Serial No. BDR-3/7286/2010 to carry out all activities required for redevelopment of the said Property.
10. Thereafter vide Deed of Assignment dated 20th November, 2015 executed between Preet Gruh Nirman as the Assignor, Arch Habitat as the Assignee/Developer and, Swagat Society as the Confirming Party, registered with the Sub-Registrar of Assurances under Serial No. KRL-1/10680/2015, the Assignor assigned, granted, transferred and conveyed the development rights in respect of the said Property to the Assignee t for a consideration and on the terms and conditions set out therein.
11. Swagat Society executed an Irrevocable Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KRL-1/10681/2015 on 20th November, 2015 in favour of Mr. Brijesh Kumar Soni and Mr. Kishor A Patil, Partners of the Arch Habitat to do all acts required for redevelopment of the Property.
12. By way of Deed of Revocation of Power of Attorney dated 17th October, 2016 registered with the Sub Registrar of Assurances under the Serial No. KRL-5/10656/2016, Swagat Society revoked the Power of Attorney dated 20th November, 2015.
13. Thereafter vide Deed of Assignment cum Grant of Development Rights dated 17th October, 2016 registered with the Sub-Registrar of Assurances under Serial No. KRL-5/10652/2016 executed between Arch Habitat, Swagat Society and the Developer, Arch Habitat assigned, granted, transferred and conveyed the development rights in respect of the Property to the Developer for a consideration and on the terms and conditions set out therein.



14. Swagat Society executed an Irrevocable Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KRL-5/10653/2016, on 17th October, 2016 in favour of Mr. Manan P Shah and Mr. Suketu Shah, Directors of the Developer to do all acts required for redevelopment of the Property.
15. Vide Letter dated 13rd December, 2010, 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, Swagat 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





17/10/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 10652/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) घाटकोपर

(1)विलेखाचा प्रकार	असाईनमेंट ऑफ डेव्हलपमेंट राईट्स
(2)मोबदला	65000000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	137146500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन : , इतर माहिती: डीड ऑफ असायनमेंट कम ग्रांट ऑफ डेव्हलपमेंट राईट्स,पंत नगर स्वागत को.ऑप. हौ. सो. लि.,बील्डींग नं.161,पंत नगर,घाटकोपर पूर्व,मुंबई - 400075,मौजे घाटकोपर सर्वे क्रमांक 236 ए भाग व सिटीएस क्रमांक 194 ए वरील जमीन व बांधकाम क्षेत्रफळ 840.21 चौ. मीटर,एडीजे क्रमांक एडीजे/1100901/1408/16/के/1251/16 दिनांक 29/09/2016,बाजारभाव रु.137146500/- मोबदला रु.65000000/- यावर भरलेले मुद्रांक शुल्क 6857500/- ((C.T.S. Number : 194A ;))
(5) क्षेत्रफळ	1) 840.21 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 स्वागत को. ऑप. हौ. सोसायटी लिमिटेड तर्फे चैयरमन सविता किशोर पाटील वय:-51; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: ., इमारतीचे नाव: बिल्डींग नं.161, ब्लॉक नं: पंतनगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:- AEWPP4642R 2): नाव:-पंतनगर स्वागत को. ऑप. हौ. सोसायटी लिमिटेड तर्फे सेक्रेटरी सुनील पुंडलिक नाईक वय:-50; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: ., इमारतीचे नाव: बिल्डींग नं.161, ब्लॉक नं: पंतनगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:- AINPN2720P 3): नाव:-पंतनगर स्वागत को. ऑप. हौ. सोसायटी लिमिटेड तर्फे ट्रेझरर प्रीती किरीट हिंदोचा वय:-47; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: ., इमारतीचे नाव: बिल्डींग नं.161, ब्लॉक नं: पंतनगर, घाटकोपर पूर्व, रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:- ACBPH6454J 4): नाव:-आर्च हेव्हिटॅट्स एलएलपी तर्फे डेजिगनेटेड भागिदार राजीव वी. गोयनका वय:-49; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: चंदरमुखी, ब्लॉक नं: प्लॉट नं.316, नरीमन पॉइंट, रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:- ABCFA2496F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मन रीयल्टर्स व होल्डिंग्स प्रा. लिमिटेड तर्फे संचालक सुकेतु आर. शाह वय:-44; पत्ता:-ऑफिस, 12 वा मजला, कृषल कमर्शियल कॉम्प्लेक्स, चेंबूर पश्चिम, जी. एम. रोड, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400089 पॅन नं:-AAACJ8232E
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2016
(10)दस्त नोंदणी केल्याचा दिनांक	17/10/2016
(11)अनुक्रमांक,खंड व पृष्ठ	10652/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	6857500



(13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला
तपशील



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



[Signature]

सह. दुय्यम निबंधक
कुर्ला - ५ (वर्ग-२)