

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 828.00 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, Mumbai Suburban District ("**the Land**") alongwith the building bearing no. 162 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 14th June, 2012, registered with Sub-Registrar of Assurances under Serial No. BDR-3/5964/2012, executed between Maharashtra Housing and Area Development Authority ("**MHADA**") and Pant Nagar Sarva Mangalam Co-Operative Housing Society Limited. ("**Sarva Mangalam Society**")
2. Deed of Sale dated 14th June, 2012, registered with the Sub-Registrar of Assurances under Serial No. BDR-3/5965/2012, executed between MHADA and Sarva Mangalam Society.

3. Agreement for Development dated 29th March, 2016, registered with Sub-Registrar of Assurances under Serial No. KRL-5/3663/2016, executed between Sarva Mangalam Society Limited and M/s. Man Realtors and Holdings Private Limited.
4. Irrevocable General Power of Attorney dated 18th April, 2016, executed by Pant Nagar Sarva Mangalam Co-Operative Housing Society Limited in favour of M/s. Man Realtors and Holdings Private Limited, registered with Sub-Registrar of Assurances under Serial No. KRL-5/3664/2016.
5. Letter dated 22nd June, 2016 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. 162, formed themselves into Pant Nagar Sarva Mangalam Co-Operative Housing Society Limited. ("**Sarva Mangalam Society**")
5. Vide Indenture of Lease dated 14th June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/05964/2012 executed between MHADA and Sarva Mangalam Society, MHADA granted leasehold rights over the said



Land to Gauriputra 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 14th June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/05965/2012 executed between MHADA and Sarva Mangalam Society, MHADA conveyed the ownership of the said Building 162 unto the Sarva Mangalam Society. Accordingly, Sarva Mangalam 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. 162 was in a dilapidated condition and required urgent attention for redevelopment.
8. Thereafter vide Development Agreement dated 29th March, 2016, duly registered with the office Sub-Registrar of Assurances under Serial No. KRL-5/3663/2016 Sarva Mangalam Society granted development rights of the said Property, in favour of the Developer for a consideration and on the terms and conditions set out therein.
9. Sarva Mangalam Society executed an Irrevocable Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KRL- KRI-5/3664/2016 on 18th April 2016 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.
10. Vide Letter dated 22nd June, 2016, 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

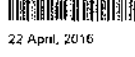
Prima Facie, on a physical inspection of the photocopies of the documents listed in Paragraph I and III above and subject to the Observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Sarva Mangalam Society is entitled to leasehold 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





22 April, 2016

सूची क्र.2

दुय्यम निबंधक : सह. दु. नि. कुर्ला 5

दस्ता क्रमांक : 3653/2016

पेज नं. 63

Regn. 63m

गोदाचे नाव : पाटनाप

(1) विलेखाचा प्रकार

विश्रामनगराच्या

(2) मोबदला

रु.0/-

(3) बाजाराबाबत/भरपेट/बाज्या अथवा निवडलेल्या अकराव्या दिनांकी वर टाकलेल्या ते वसूल करावे

रु.109,879,500/-

(4) गु.गणन/संदर्भित/या अथवा अकराव्या

194 A, पालिकेचे नाव: मुंबई म.न.पा. दारु पर्वत, इतर माहिती: विक्रात करार नं.50, मोडे
 वाटकोपर, सी.टी.एस. नं.194-ग.पर्वत नं.236-अ, पर्वत विभाग नं.162, पंत नगर नंद मंगलम को. ऑफ. हो. गो.
 लिमिटेड, पंत नगर वाटकोपर पूर्व, मुंबई 400075, लेपफळ 830 चौ. मि., एटीके/1100901/336/16/के/359/16
 अन्वये बाज्या/पाट नं. 109879500/- मोबदल बँक ग्यारेटी नं.20000000/- स्वतः भरलेले मुद्रांक शुल्क रु.5594000
 दिनांक 12/04/2016
 830.00 चौ.मीटर

(5) लेपफळ

(6) अकराव्या दिनांकी वर टाकलेले असेल तेव्हा.

(7) दस्तऐवज अकरा दिनांकी वर टाकलेले ठेवणे-या
 पराभवाचे नाव किंवा दिवाणी न्यायालयाच्या
 हुकुमनामा किंवा आदेश अथवा अकराव्या दिनांकी वर टाकलेले नाव
 व पत्ता.

1) नाव:- पंत नगर सर्व मंगलम को. ऑफ. हो. गो. लिमिटेड तसेच वेपारमन श्री गुनील के. मरणाथ, वय: 52;
 पत्ता:- प्लॉट नं: ॲफिस, माळा नं: , इमारतीचे नाव: विल्डींग नं.162, ब्लॉक नं. पंतनगर, वाटकोपर पूर्व, रोड नं: ,
 महाराष्ट्र, मुंबई.
 पिन कोड:- 400075
 फोन नंबर:
 2) नाव:- पंत नगर सर्व मंगलम को. ऑफ. हो. गो. लिमिटेड तसेच वेपारमन श्री गुनील के. मरणाथ, वय: 52;
 पत्ता:- प्लॉट नं: ॲफिस, माळा नं: , इमारतीचे नाव: विल्डींग नं.162, ब्लॉक नं: पंतनगर, वाटकोपर पूर्व, रोड नं: ,
 महाराष्ट्र, मुंबई.
 पिन कोड:- 400075
 फोन नंबर:

(8) दस्तऐवज अकरा दिनांकी वर टाकलेले ठेवणे-या
 दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश
 अथवा अकराव्या दिनांकी वर टाकलेले नाव व पत्ता

1) नाव:- मेसर्स मन विवाहलक्ष्मी होल्डींग्स प्रा. लिमिटेड तसेच सचिव/का. श्री सुबेकु अर. भाग: 44;
 पत्ता:- ॲफिस, 12 वा मजला, कुरल कार्पोरेशन ऑफिस, अहमदनगर, सी. एस. रोड, बँकपूर जं., MAHARAS
 MUMBAI, Non-Government;
 पिन कोड:- 400089;
 फोन नं:- AAACJ8232E;

(9) दस्तऐवज अकरा दिनांकी वर टाकलेले ठेवणे-या

29/03/2016

(10) दस्तऐवज अकरा दिनांकी वर टाकलेले ठेवणे-या

18/04/2016

(11) अनुक्रमांक, खंड व पृष्ठ

3663/2016

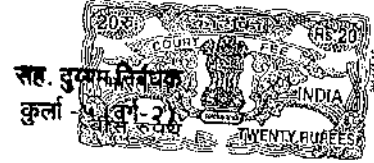
(12) बाजाराबाबत/भरपेट/बाज्या अथवा निवडलेल्या अकराव्या दिनांकी वर टाकलेले नाव व पत्ता

रु.5,594,000/-

(13) बाजाराबाबत/भरपेट/बाज्या अथवा निवडलेल्या अकराव्या दिनांकी वर टाकलेले नाव व पत्ता

रु.30,000/-

(14) वेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क अकराव्या दिनांकी वर टाकलेला असेल तेव्हा:-

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



सह. दुय्यम निबंधक
 कुर्ला - 5 (वर्ग-2)