

RUKHSAR S. KHAN

BCOM. L.L.B

ADVOCATE HIGH COURT

201, SURYAMUKHI BUILDING, OPP SARVODAYA MALL, KALYAN WEST
Email:rukhsarkhan000273@gmail.com

Certificate of Title

Ref :- All that piece and parcel of land bearing Collector Survey No. 113 admeasuring 1012.5 sq. mtrs. or thereabouts corresponding City Survey No. 354 (part) of Village Hariyali, more particularly described in schedule here under written.

Dear Sir,

My client M/S. NIRVAANA CONSTRUCTIONS LLP have placed in my hands following documents for the investigation of their title to the property,

- a) Deed of Sale dated 04/11/2010 entered by and between the Maharashtra Housing and Area Development Authority, (MHADA) being "The Authority" therein and VIKHROLI SAIKRUPA CO-OPRATIVE HOUSING SOCIETY LIMITED, herein being "The Society" therein,
- b) A copy of development agreement dated 28/01/2008 duly registered with the sub registrar of assurance, vide registration no. Sr. No. BDR/444/2008 dated 28/01/2008.
- c) A copy of supplementary development agreement dated 16th May, 2014, duly registered with the sub registrar of assurance, kurla- vide registration no. KRL/3/3979/2014.
- d) Copies of 7/12 abstract, Village Hariyali, Vikroli East, Mumbai, Maharashtra, India, land bearing CTS No. 354(part).
- e) copy of property card Village Hariyali, Vikroli East, Mumbai, Maharashtra, India, land bearing CTS No. 354 (part).
- f) Copies of Pherphar – 8/12 abstract.



On the basis of the aforesaid documents, I have certify that title of VIKHROLI SAIKRUPA CO-OPERATIVE HOUSING SOCIETY LTD., in respect of the property described herein above is clear, marketable and free from all the encumbrances.

Whereas vide development agreement dated 28/01/2008 & supplementary development agreement dated 16/05/2014, between M/S SGE PROJECT PVT LTD and VIKHROLI SAIKRUPA CO-OPERATIVE HOUSING SOCIETY LTD. Thereafter vide Society Resolution dated 18/10/2020 NIRVAANA CONSTRUCTIONS LLP have been appointed as a developer of the said land from VIKHROLI SAIKRUPA CO-OPERATIVE HOUSING SOCIETY LTD. as per terms and condition therein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that piece and parcel of land bearing Collector Survey No.113 admeasuring 1012.5 sq. mtrs. or thereabouts corresponding City Survey No. 354(Part) of Village Hariyali , together with the building standing thereon known as "Building No. 06" consisting of ground plus 3(Three) upper floors comprising of 40 Flats/Tenements of Vikhroli Saikrupa Co-operative Housing Society LTD.situate, lying and being at Tagore Nagar, Vikhroli (East), Mumbai – 400 083 and bounded as follows:

On or towards East by	:	Building No. 5
On or toward West by	:	40 ft. Wide Road
On or towards North by	:	Building No. 7
On or towards South by	:	Building No. 4

Date :- 13/03/2021

Place :- Mumbai

Adv. Rukhsar Khan



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To,
MahaRERA,
BKC, Housefin Bhavan,
Near RBI E Block Bandra East,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land bearing Survey no. 113
and CTS No. 354 admeasuring about 1012.5 sq. mtrs. situated at Jain
Upashraya Marg, Tagore Nagar, Vikhroli (East), Mumbai- 400083.
(hereinafter referred to as **“thesaid plot”**) known as “Bldg. no 6”.

I have investigated the title of the said plot on the request of M/S NIRVAANA
CONSTRUCTION LLP and following documents i.e.: -

1. Description of the property: -

All that piece and parcel of land bearing Collector Survey No.113 admeasuring
1012.5 sq. mtrs. or thereabouts corresponding City Survey No. 354 of Village
Hariyali , together with the building standing thereon known as “Building No.
06” consisting of ground plus 3(Three) upper floors comprising of 40
Flats/Tenements of Vikhroli Saikrupa Co-operative Housing Society
LTD.situate, lying and being at Tagore Nagar, Vikhroli (East), Mumbai – 400
083 and bounded as follows:

On or towards East by	:	Building No. 5
On or toward West by	:	40 ft. Wide Road
On or towards North by	:	Building No. 7
On or towards South by	:	Building No. 4



2. The documents of allotment of plot as under: -

a) Indenture of Lease dated 4/11/2010 between MHADA as a Lessor and VIKHROLI SAIKRUPA CO-OPRATIVE HOUSING SOCIETY LIMITED referred as Lessee, registered under serial No. BDR-12386/2010, lease for a period of 60 years with effect from 1/4/1980 has been granted.

b) Deed of Sale dated 04/11/2010 entered by and between the Maharashtra Housing and Area Development Authority, (MHADA) being "The Authority" therein and VIKHROLI SAIKRUPA CO-OPRATIVE HOUSING SOCIETY LIMITED, herein being "The Society".

c) A copy of development agreement dated 28/01/2008 duly registered with the sub registrar of assurance, vide registration no. Sr. No. BDR/444/2008 dated 28/01/2008.

d) A copy of supplementary development agreement dated 16th May, 2014, duly registered with the sub registrar of assurance, Kurla- vide registration no. KRL/3/3979/2014.

e) Society's Resolution dated 18/10/2020 as decided by the old developer M/S SGE PROJECTS PVT LTD & VIKHROLI SAIKRUPA CO-OPRATIVE HOUSING SOCIETY LTD has appointed NIRVAANA CONSTRUCTION LLP as a developer of the said land from VIKHROLI SAIKRUPA CO-OPRATIVE HOUSING SOCIETY LTD as per terms and condition therein.

3. Copy of property card.

4. Search of Index- II carried by from 1/01/1990 to 3/03/2020 Adv. Delilah Lawrence in the office of Assurances Kurla for the period of 30 years



2/- 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 VIKHROLI SAIKRUPA CO-OPERATIVE HOUSING SOCIETY LTD is clear, marketable and without any encumbrances.

Owner of the land

(1) Maharashtra housing and area development authority (MHADA) CTS No. 354

3/- The report reflecting the flow of the title of the VIKHROLI SAIKRUPA CHS LTD on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 13/03/2021


Advocate.



FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1. Property Card as on date of application for registration.
2. Search report for 30 years from 1st January 1990 Taken from Joint Sub-registrar, Kurla.
3. Indenture Lease Deed Dated 4/11/2010 Registered With The Office Of Sub-Registrar Vikhroli (E).
4. Sale Deed Dated 04/11/2010 Registered With The Office Of Sub-Registrar Of Assurances Bandra(E).
5. Litigation (N/A)

DATE: 13/03/2021


Advocate.

