

PUSHRAJ SINGH

ADVOCATE

Off: Singh Niwas, Panch Bawadi, Goregaon (East), Mumbai-400 063,
Mobile-9920383384, Email: advpushraj108@gmail.com

1st April, 2022

To,

MahaRERA

Housefin Bhavan, Plot No. C-21,

E-Block, Bandra Kurla Complex,

Bandra (East), Mumbai-400 051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to All that piece and parcel of land admeasuring 940.50 sq.mtrs., or thereabouts, bearing Cadastral Survey No. 1C/1/232, Plot No. 158, RDP-7, Sector No-3, Charkop, Kandivali (W), Mumbai – 400 067, situated at, Village: Kandivali, Taluka: Borivali, MSD together with the building known as Charkop Anand Co-operative Housing Society Ltd., in the registration district and sub-district of Mumbai City and Mumbai Suburban.(hereinafter referred to as the “**SAID PROPERTY**”).

I have investigated the title of the said property on the request of **DEM ESTATES LLP**, and I have perused the following documents i.e.:-

1. All that piece and parcel of land admeasuring admeasuring 940.50 sq.mtrs., or thereabouts, bearing Cadastral Survey No. 1C/1/232, Plot No. 158, RDP-7, Sector No-3, Charkop, Kandivali (W), Mumbai – 400 067, situated at, Village: Kandivali, Taluka: Borivali, MSD together with the building known as Charkop Anand Co-operative Housing Society Ltd., in the registration district and sub-district of Mumbai City and Mumbai Suburban.
2. Redevelopment Agreement dated 22/02/2022 and registered with the office of the Sub Registrar of Assurances under Serial No. BDR 7-2636-2022 executed between Charkop Anand Co-operative Housing Society Ltd., the members of Charkop Anand Co-operative Housing Society Ltd., (the Members) and **DEM ESTATES LLP**, (the Developer) with respect to the said property
3. Property Registered Card (i.e. Malmatta Patrak) issued by State Government (Revenue Department) for the following CTS nos.
 - a. Dt 28/11/2019 for CTS no 1C/1/232, Mutation entry dt. 25/08/1988

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4. Search report taken by advocate Pratiksha N. Naik at my instructions and directions for 30 years from 1990 to 2021 taken from Sub-registrar Mumbai vide receipt No. 1112180734.
 5. 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 **DEM ESTATES LLP**, in respect of the said property is clear and marketable.

Owners of the said land

- 1) World Bank Scheme Maharashtra Housing and Area Development Authority for CTS No. 1C/1/232.
- 2) Vide Agreement to lease dated 22/10/1989 it can be seen that Maharashtra Housing and Area Development Authority (MHADA) the owner of the property agreed to give on lease the said property to one Charkop Anand Co-Operative Housing Society Ltd.,.
3. By and under Redevelopment agreement dated 22/02/2022 registered with the office of the Sub Registrar of Assurances under Serial No. BDR 7-2636-2022 executed by and between Charkop Anand Co-operative Housing Society Ltd.,, the members of Charkop Anand Co-operative Housing Society Ltd., (the Members) and **DEM ESTATES LLP**

In my opinion and in view of the above documents and agreements the title of **DEM ESTATES LLP**, has the right to develop the said property as mentioned in the schedule hereunder is clear, marketable and free from all encumbrances.



PUSHPRAJ SINGH
Advocate