

PRAMODKUMAR & CO. (REGD.)
ADVOCATES & SOLICITORS

Off.: 13, Hamam House, Ground Floor, Ambalal Doshi Marg,
(Hamam Street), Fort, Mumbai-400 001.

Ref. No.

Date :

19.05.2021

To
MAHA RERA
Bandra Kurla Complex (East),
Bandra (East),
Mumbai - 400 051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Property being all that piece or parcel of land or ground admeasuring 1500.99 Sq. Mtrs. (652.56 Sq. Mtrs. Bldg No.53 Tit-Bit Area + 601.25 Sq.Mtrs. NDR-12 Plot Area + 96.25 Sq. Mtrs Area under Access + 119.13 Sq.Mtrs. Present Plot Area + 31.80 Sq. Mtrs. Area affected by Road Curve (Road Set- Back) as per MHADA bearing Survey No.14(Part) and C.T.S No. 34 (Part) situated at Tilak Nagar, Chembur, Mumbai- 400089 in Registration District and Sub-District of Mumbai City and Mumbai Suburban. ,

...The said Property.

We have investigated the title of the said property on the request of our clients, i.e "M/s. Shilpriya Builders and Developers" (for short "the Developers"), and its rights to carry out development in respect of the said property granted by Tilak Nagar Sahajeevan Co-Operative Housing Society Limited (for short "the Society") and the following documents. i.e.:-

1. Description of the Property.
2. Copy of Indenture of Lease dated 19th June 1993 made and executed by and between Mumbai Housing And Area Development Authority (MHADA) and the Society, registered with the Sub-Registrar of Assurances at Bandra under Serial No.P2335 and P2336/93.

M. P. Vora

3. Copy of Deed of Sale dated 19th June 1993 made and executed by and between **MHADA** and the Society registered with the Sub-Registrar of Assurances at Bandra under Serial No.P-2337 and P-2338/93.
4. Copy of Deed of Supplementary Lease dated 9th March 2010, made and executed by and between **MHADA** and the Society and registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-3/3361/2010.
5. Development Agreement dated 14th September 2007, executed by and between the Society and the Developers, registered with the Sub-Registrar of Assurances at Kurla No.1 under Serial No.BDR-3/6739/2007.
6. Power of Attorney dated 14th September 2007, executed by the Society in favour of the Partners of the Developers, registered with the Sub-Registrar of Assurances at Kurla No.1 under Serial No.BDR – 3/6740 of 2007.
7. Supplementary Development Agreement dated 11th July 2018, executed by and between the Society and the Developers, registered with the Sub-Registrar of Assurances at Kurla No.5 under Serial No.KRL-5/9554/2018.
8. Power of Attorney dated 11th July, 2018 executed by the Society in favour of the partners of the Developers, registered with the Sub Registrar of Assurance at Kurla No. 5 under Serial No. KRL-5/9554/2018.
9. P.R. Card.
10. Search Report dated 3rd March 2021 by Mr. Sameer M. Sawant, Search Clerk.
11. Declaration of MANGALDAS MANJI BHANUSHALI & 3 Ors., being the Partners of the Developers Notarized on 6th May 2021.

M.P. Vora

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, we are of the opinion that the title of our clients i.e. M/s. Shilpriya Builders And Developers to carry out development of the schedule property by having construction of Phase-I (i.e. "A" Wing), as envisaged under the said Development Agreement dated 14th September, 2007 read with Supplementary Development Agreement dated 11th July, 2018 and its rights to deal with the free sale premises/flats therein, is free from all encumbrances claim and demands.

THE SCHEDULE OF THE PROPERTY:-

ALL THAT piece or parcel of land or ground admeasuring 1500.99 Sq. Mtrs. (652.56 Sq. Mtrs. Bldg No.53 Tit-Bit Area + 601.25 Sq.Mtrs. NDR-12 Plot Area + 96.25 Sq. Mtrs Area under Access + 119.13 Sq.Mtrs. Present Plot Area + 31.80 Sq. Mtrs. Area affected by Road Curve (Road Set- Back) as per MHADA bearing Survey No.14(Part) and C.T.S No.34 (Part) situated at Tilak Nagar, Chembur, Mumbai- 400089 in Registration District and Sub-District of Mumbai City and Mumbai Suburban

The Report on Title dated 7th May 2021, reflecting the flow of the title of the Developers to redevelop the said property is enclosed herewith as Annexure "A".

M/s. Pramodkumar & Co.(Regd.)

Encl: Annexure "A"

M.P. Vozu

Partner
Advocate, High Court
Bombay.