

NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

JOSHI & CO.

ADVOCATES & TAX CONSULTANTS

Office : 1 & 2, Riddhi - Siddhi Apartment, Gr. Floor,
Opp. Gurukul School, Behind Punjab National Bank,
Tilak Road, Ghatkopar (East), Mumbai - 400 077.
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137 • Mobile : 98210 33137
E-mail : nileshjoshico@hotmail.com

Ref. No.: _____

Date : _____

Dt; 20/10/2021

To : MAHARASHTRA REAL ESTATE
REGULATORY AUTHORITY,
House Fin Bhavan, Plot No. C-21, E Block,
B, K. C., Bandra (East), Mumbai - 400 051.

Sub: LEGAL TITLE REPORT.

Ref: Title report with respect to leasehold land bearing
survey no. 236-A, CTS No. 191, alongwith Building
No. 49 sanding in society popularly known as "PANT
NAGAR SAMARTH CO-OPERATIVE HOUSING
SOCIETY LIMITED", Village Ghatkopar, Ghatkopar
(East), Mumbai - 400075.

Under instructions and on behalf of my client, M/s.
AAKRUTI ENTERPRISES, a partnership firm having its office at
Unit No. 1/1, Narayan Nagar, Near Akshardham Building, LBS
Marg, Ghatkopar West, Mumbai - 400086 and having
correspondence address at 810, Neelkanth Corporate Park, Kirol
Road, Vidyavihar, Ghatkopar (W), Mumbai - 400 086, have
instructed to investigate title of the Pant Nagar Samarth Co-
operative Housing Society Limited (hereinafter referred to as "the
said Society") in respect of the above referred property, I have
perused the following documents:

- (a) Indenture of Lease dated 25/11/1986 duly registered
bearing registration No. P/455/1987 dated 23/02/1987
executed by Maharashtra Housing Area Development
Board as Lessor and said society namely "Pant Nagar
Samarth Co-operative Housing Society Limited" as Lessee
in respect of the above referred property,
- (b) Property Register card,



NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

JOSHI & CO.

ADVOCATES & TAX CONSULTANTS

Office : 1 & 2, Riddhi - Siddhi Apartment, Gr. Floor,
Opp. Gurukul School, Behind Punjab National Bank,
Tilak Road, Ghatkopar (East), Mumbai - 400 077.
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137 • Mobile : 98210 33137
E-mail : nileshjoshico@hotmail.com

Ref. No.: _____

Date : _____

- (c) Deed of sale dated 25/11/1986 duly registered bearing registration No. P/453/1987 dated 23/01/1987 executed between MHADA as Vendor and Society as purchaser in respect of the aid building No. 49.
- (d) Development agreement dated 26/12/2009, duly registered, bearing registration no. BDR/13/3112/2010 executed between Society and M/s. Aakruti Enterprises.
- (e) Deed of Modification dated 09/06/2010 duly registered, bearing registration No. BDR/13/5567/2010 executed between M/s. Aakruti Enterprises and Society.
- (f) Second Supplemental cum Modification of Development Agreement dated 15/09/2021 duly registered, bearing registration No. KRL-1/14327/2021 executed between Society, M/s. Aakruti Enterprises and members of the Society.
- (g) Power of attorney dated 15/09/2021 duly registered bearing Registration No. KRL-1/14348/2021.
- (h) Search report for 40 years from 1981 to 2021.
- (i) MHADA Offer letter bearing No. CO/MB/REE/NOC/F-1248/1837/2021 dated 12/08/2021.
- (j) Zero FSI IOA sent by MHADA vide Reference No. EE/BP Cell/GM/MHADA-1/893/2021 dated 22/09/2021.

On perusal of the said documents, submitted before undersigned it appears that,

- (1) MHADA was the owner of the above referred property i.e. land admeasuring 812.16 square metres together with the structures standing thereon bearing building No. 49, popularly known as Samarth building, Survey No. 236-A, CTS No. 191, Village Ghatkopar, Taluka Kurla.



NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

JOSHI & CO.

ADVOCATES & TAX CONSULTANTS

Office : 1 & 2, Riddhi - Siddhi Apartment, Gr. Floor,
Opp. Gurukul School, Behind Punjab National Bank,
Tilak Road, Ghatkopar (East), Mumbai - 400 077.
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137 • **Mobile :** 98210 33137
E-mail : nileshjoshico@hotmail.com

Ref. No.: _____

Date : _____

(2) Society is leasee of the said land and owner of the building
No. 49.

Subject to complying with the terms and conditions contained in the Lease Deed dated 25/11/1986 including payment of lease rent, I am of the opinion that title of the society in respect of the leasehold rights in respect of the said land and ownership rights in respect of the said building No. 49 is clear, marketable and free from all encumbrances and pursuant to the said Development agreement, Deed of Modification, Second Supplementary Cum Modification of Development Agreement and Power of attorney, as mentioned hereinabove, M/s. Aakruti Enterprises are very well entitled to develop the said property as per the terms and conditions contained in the said Development agreement, read with supplemental agreement.

The report reflecting the flow of title of the said property is enclosed herewith and marked as Annexure "A".

(NILESH JOSHI)

Advocate

NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

JOSHI & CO.

ADVOCATES & TAX CONSULTANTS

Office : 1 & 2, Riddhi - Siddhi Apartment, Gr. Floor,
Opp. Gurukul School, Behind Punjab National Bank,
Tilak Road, Ghatkopar (East), Mumbai - 400 077.
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137 • Mobile : 98210 33137
E-mail : nileshjoshico@hotmail.com

Ref. No.: _____

Date : _____

Format - A

(Circular No. 28/2021)

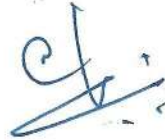
ANNEXURE A

FLOW OF THE TITLE OF THE SAID LAND

1. Indenture of Lease dated 25/11/1986 duly registered bearing registration No. P/455/1987 dated 23/02/1987 executed by Maharashtra Housing Area Development Board as Lessor and Society namely "Pant Nagar Samarth Co-operative Housing Society Limited" as Lessee in respect of the above referred property,
2. Deed of sale dated 25/11/1986 duly registered, bearing registration No. P/453/1987 dated 23/01/1987 executed between MHADA as vendor and Society as purchaser in respect of the said building No. 49.
3. Property Card. As per Property card, society is leasehold owner of land admeasuring 812.16 square metres.
4. Search report for 40 years from 1981 to 2021.
5. Any other relevant title.

(a) We have issued Public Notice in 2 local newspapers namely Free Press Journal and Nav Shakti dated 05/10/2021 inviting objections claimants from persons. Till today we have not received any objections or claims.

(b) Maharashtra Housing Board is a corporation established under Maharashtra Housing Board Act 1948 (Bom LXLX of 1948) (hereinafter referred to as the said Board) has been owner of the property situated at Pant Nagar, Ghatkopar (East), Mumbai - 400 075. (hereinafter referred to as the said larger property).



NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

JOSHI & CO.

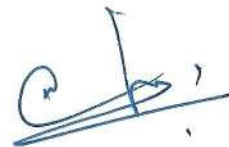
ADVOCATES & TAX CONSULTANTS

Office : 1 & 2, Riddhi - Siddhi Apartment, Gr. Floor,
Opp. Gurukul School, Behind Punjab National Bank,
Tilak Road, Ghatkopar (East), Mumbai - 400 077.
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137 • Mobile : 98210 33137
E-mail : nileshjoshico@hotmail.com

Ref. No.: _____

Date : _____

- (c) The Board allotted building No. 49 has formed themselves as Co-operative Housing Society under name and style of Pant Nagar Samarth Co-operative Housing Society Limited having duly registered under Maharashtra Co-operative Society Act, 1960 under registration no. Mum (W-N)/HSG/(OH)/1397/ 84-85.
- (d) At the Special General Body Meeting of the society, the society has appointed M/s. Aakruti Enterprises as developers of the above referred property. Pursuant to the Development agreement with the consent of members, the Developers are entitled to develop the property as per the terms and conditions of the Development agreement and subject to allotment of new permanent alternate accommodation to the members of the society, as per terms and conditions of Development agreement, the Developers are entitled to develop the property and entitled to sell the sale component to the prospective purchaser.
- (e) No pending litigation.



(NILESH JOSHI)

Advocate