

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

Ref. No.

FORMAT – A
(Circular No.: - 28/2021)

Date :

To,
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Re.: Property being all that piece and parcel of land underneath and appurtenant to Building No.31 admeasuring 1230.74 sq.mtrs. bearing C.T.S. Nos. 826 (pt) bearing Survey No. 67 to 71 (**the Plot**) with additional Tit-Bit land 452.72 Sq. Mtrs. aggregating to 1683.46 Sq. Mtrs. situate, lying and being at Subhash Nagar, in the Revenue Village Chembur, Taluka Kurla, in the Registration District of Mumbai Suburban District.

.... **the said Property.**

We have investigated the title in respect of property of Subhash Nagar Sheetal Co-operative Housing Society Limited (for short "**the Society**") and right of M/s. Real Infrastructure Co. (for short "**the Developers**") for development, and the following documents in respect of the property:-

1. **Description of the Property:-**

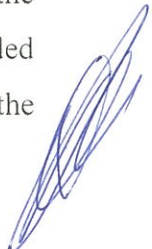
Property being all that piece and parcel of land underneath and appurtenant to Building No.31 admeasuring 1230.74 sq.mtrs. with additional Tit-Bit land 452.72 Sq. Mtrs. aggregating to 1683.46 Sq. Mtrs. bearing C.T.S. Nos. 826 (pt) forming part of Survey Nos. 67 to 71 together with the then existing Building No.31 consisted of Ground + 2 Upper Floors comprising of 48 (Forty Eight) rooms/tenements/flats having an aggregate area of 8640 sq.ft. (carpet area) situate, lying and being at Subhash Nagar, in the Revenue Village Chembur, Taluka Kurla, in the Registration District of Mumbai Suburban District.

2. **The Documents of Allotment of Plot:-**

- i. By a Deed of Lease dated 17th July 1995, registered with the Sub-Registrar of Assurances at Bandra under Serial No.

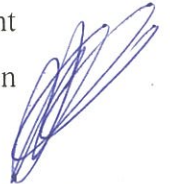
PBDR-3/776/95 dated 17th March 1995, Maharashtra Housing And Area Development Authority demised by way of Lease in favour of the Society all that piece and parcel of land underneath and appurtenant to Building No.31 admeasuring 1230.74 sq.mtrs.. bearing C.T.S. Nos. 826 (pt), forming part of Survey Nos. 67 to 71 situate at Subhash Nagar, in the Revenue Village Chembur, Taluka Kurla, in the Registration District of Mumbai Suburban District.

- ii. By a Deed of Sale executed on 17th July 1995, registered with the Sub-Registrar of Assurances at Bandra under Serial No. PBDR-3/774/95 dated 17th July 1995, the MHADA did for the consideration mentioned therein sell, transfer, convey, assign and assure on ownership basis unto and in favour of the Society herein. The then existing Building No.31 consists of Ground + Two Upper Floors comprising of 48 (Forty Eight) rooms /tenements/flats then constructed on the said Plot.
- iii. By a Development Agreement dated 12th April 2023, executed between the Society, its Members and the Developers, registered with registered with the Sub-Registrar of Assurance at Kurla under Serial No. KRL1-7100/2023 dated 17/04/2023, read with Deed of Rectification dated 4th July 2023, executed between the Society and the Developers, registered with the Sub-Registrar of Assurances at Kurla under Serial No.KRL-5/14158/2023 dated 04/07/2023 Power of Attorney registered with the Sub-Registrar of Assurances at Kurla under Serial No.KRL1-7105-2023 and by the Society with the consent and confirmation of its Members appointed the Developers as its Developer and granted development right in respect of the property for the consideration and on the terms and conditions recorded therein, which is still valid, subsisting and binding upon the



Society, its Members and the Developers By a read with Deed of Rectification dated 4th July 2023, executed between the Society and the Developers, registered with the Sub-Registrar of Assurances at Kurla under Serial No.KRL-5/14159/2023 dated 04/07/2023, the Developers have confirmed that the name of the Society recorded in the Development Agreement and the Power of Attorney rectified and substituted as "Subhash Nagar Sheetal Co-operative Housing Society Limited" instead and in place of "Sheetal Co-operative Housing Society Limited" and the Development Agreement and the Power of Attorney be read and construed accordingly.

- iv. The Concerned Authority of MHADA by its offer letter bearing reference No. CO/MB/REE/NOC/F-1499/1650/2023 dated 14th June 2023 has approved the proposal and thereby allotted on sub-divided plot as per Demarcation Plan admeasuring about 1683.46 sq. Mtrs. i.e. 1230.74 as per the Lease area + 452.72 sq. Mtrs Tit Bit Area alongwith other benefits attached thereto.
 - v. Accordingly, the society is entitled to the property admeasuring 1230.74 sq. Mtrs as per the Lease + 452.72 sq. Mtrs. being Tit bit Area as allotted aggregating to 1683.46 alongwith all the benefits attached thereto in terms of the said offer letter dated 14th June 2023.
3. **Search Report:** Searches taken through Shri. Sameer M. Sawant (Property Title Investigator) from the Offices of the Sub-Registrar of Assurances at MHADA, Bandra and Old Custom House, Fort, Mumbai from the year 1993 to, 2023 (Last 31 Years) respectively and also in the Offices of the Sub-Registrar of Assurances (Kurla-1, 2, 3, 4 & 5) at Chembur, Nahur and Vikhroli from the year 2002 to 2023 (Last 22 Years) respectively and issued his Search Report dated 4th September, 2023 and found no encumbrance on the said Property.
 4. On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, we are of the opinion



that the title of the Developers i.e. **M/s. Real Infrastructure Co.** in respect of the property is clear, marketable by virtue of and under the said Agreement dated 12th April, 2023.

OWNER OF THE PROPERTY:

**MAHARASHTRA HOUSING AND AREA DEVELOPMENT
AUTHORITY (MHADA)**

LESSEE OF THE PROPERTY:

**SUBHASH NAGAR SHEETAL CO-OPERATIVE HOUSING
SOCIETY LIMITED.**

Property being all that piece and parcel of land underneath and appurtenant to Building No.31 admeasuring 1230.74 sq.mtrs. with additional Tit-Bit land 452.72 Sq. Mtrs. aggregating to 1683.46 Sq. Mtrs. bearing C.T.S. Nos. 826 (pt) bearing Survey No. 67 to 71 together with the Building No.31 consists of Ground + 2 Upper Floors having common WCs on South and North side of each stair case comprising of 48 (Forty Eight) rooms/tenements/flats having an aggregate area of 8640 sq.ft. (carpet area) situate, lying and being at Subhash Nagar, in the Revenue Village Chembur, Taluka Kurla, in the Registration District of Mumbai Suburban District.

Encl: Annexure.

Date: 13/10/2023

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



Partner

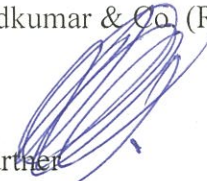
Advocates & Solicitors

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1. P.R. Card as on date of application for registration
2. Search Report for 31 years from 1993 to 2023 taken from Sub-Registrar's Office at MHADA, Bandra and Old Custom House, Fort, Mumbai and for 22 years from the Office of the Sub-Registrar of Assurances (Kurla-1, 2, 3, 4 & 5) at Chembur, Nahur and Vikhroli from the year 2002 to 2023 (Last 22 Years) respectively and issued his Search Report dated 4th September, 2023

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


Partner

Advocates & Solicitors.

PARTICULARS OF ENCUMBRANCES

There are no litigation pending by or against the Developers in respect of their right under the said Agreement of 12th April, 2023 and Deed of rectification dated 4th July, 2023 and/or in respect of their entitlement thereunder.