

Rutvij Bhatt

ADVOCATE

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29/Sindhubaug 'A', "Happy Life 'A' Co-Op. Housing Society Ltd.", Tilak Road, Ghatkopar (East), Mumbai 400077.
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FORMAT - A

(Circular No:- 28 /2021)

To

MAHARERA

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to Property admeasuring 758.01 sq.mtrs. situate at CTS No.830 (Part), Village Chembur Taluka, along with structure standing thereon namely Subhash Nagar Jai Hind Co-operative Housing Society Limited, Building No.40, Subhash Nagar, Chembur, Mumbai-400071(hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of the owner viz. Subhash Nagar Jai Hind Co-Operative Housing Society Ltd (hereinafter referred to as "the Society") and following documents i.e. :-

1. **Description of the property:**

All that piece or parcel of land or ground admeasuring 758.01 Square Meters or thereabouts from out land bearing Survey No.67 to 71, bearing CTS No.830 (Part), Village Chembur Taluka, along with structure standing thereon namely Subhash Nagar Jai Hind Co-operative Housing Society Limited, Building No.40, Subhash Nagar, Chembur, Mumbai-400071 in the Registration Sub-District of Kurla-Chembur Mumbai.



2. **The documents of allotment of plot :**

- (a) Lease Deed dated 21/1/2000 entered into between the Maharashtra Housing and areas Development Authority (MHADA) and the Subhash Nagar Jai Hind Co-Operative Housing Society Ltd.,(the Society") duly registered with the sub-registrar of Assurances bearing Regn. No.Kurla-1/PBDR-3-1422/2000 dt.20/9/2000.
- (b) Deed of Sale dated 21/1/2000 executed between Maharashtra Housing and areas Development Authority (MHADA) and the Subhash Nagar Jai Hind Co-Operative Housing Society Ltd.,(the Society") duly registered with the sub-registrar of Assurances bearing Regn. No.Kurla-1/PBDR-3-1424/2000 dt.20/9/2000.
3. Property card issued by Dy. Collector, dated 23rd November, 2015 mutation entry No. 1580 standing in name of Maharashtra Housing And Area Development.
4. Search report for 30 years from office of the Sub-Registrar of Assurances at Mumbai for the period from 1994 to 2023 at Kurla-1 Sub-registrar's Office from 1994 to 2023 and also at Kurla 1 to Kurla-6 Sub-registrar Office for the period from 2002 to 2023.
5. Public notices published in 1)Active Times-Mumbai English Daily and (2) Mumbai Lakshadeep Mumbai Marathi Daily both dated 31/3/2023.
6. Development Agreement dated 10th January, 2023 executed between the Subhash Nagar Jai Hind Co-Operative Housing Society Ltd as the Society and M/s. ARIHANT BUILDERS &



- DEVELOPERS as the Developers and Mrs. Anita Pravin Amin and 29 others as the members duly registered with Sub Registrar of Assurances bearing Registration No. KRL1-492-2023 under Receipt No.569 dated 10/1/2023.
7. Power of Attorney dated 10th January, 2023 executed by Subhash Nagar Jai Hind Co-Operative Housing Society Ltd in favour of M/s. ARIHANT BUILDERS & DEVELOPERS duly registered with Sub Registrar of Assurances bearing Registration No. KRL1-507-2023 under Receipt No.590 dated 10/1/2023.
 8. Intimation of Approval (IOA) bearing No.MH/EE/BP Cell/GM/MHADA-29/1175/2022 dated 19th September,2022 issued by MHADA.
 9. Commencement Certificate (CC) No.MH/EE/BP /GM/MHADA-29/1175/2023/cc/1/New issued by MHADA.

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 owner viz. Subhash Nagar Jai Hind Co-Operative Housing Society Ltd is clear, marketable and without any encumbrances and by virtue of the Development Agreement 10th January, 2023, Power of Attorney dated 10th January, 2023 and all ancillary and incidental documents in pursuance thereof the Developer/Promoter of the Land M/s. Arihant Builders & Developers is entitled to develop the said property subject to terms and conditions mentioned therein by demolishing the Existing Building viz. Subhash Nagar Jai Hind Co-Operative Housing Society Ltd.



Owners of the land

All that piece or parcel of land or ground admeasuring 758.01 Square Meters or thereabouts from out land bearing Survey No.67 to 71, bearing CTS No.830 (Part), Village Chembur Taluka, together with building of the Society viz. Subhash Nagar Jai Hind Co-Operative Housing Society Ltd., Building No.40, Subhash Nagar, Chembur, Mumbai-400071 Mumbai Suburban District.

In view of what is stated hereinabove, the Society viz. Subhash Nagar Jai Hind Co-Operative Housing Society Ltd, are the absolute Owners of the said property and title of the said property is clear and marketable and free from all encumbrance and the Developer/Promoter of the Land M/s. Arihant Builders & Developers is entitled to develop the property of the said Society as per the terms and conditions as specifically mentioned in the said Development Agreement and Power of Attorney both dated 10th January, 2023.

The report reflecting the flow of the title of the Owner viz. Subhash Nagar Jai Hind Co-Operative Housing Society Ltd, on the said land is enclosed herewith as annexure.



RUTVIJ BHATT

Advocate

Date:- 16th August, 2023

Encl : Annexure

RUTVIJ BHATT
ADVOCATE

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1st Floor, Building No.12,
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FLOW OF THE TITLE OF THE SAID LAND.

1. P.R. Card as on date of application for registration stands in name of Maharashtra Housing And Area Development dated 23rd November, 2015 vide mutation entry No. 1580.
2. Search report for 30 years from for the period from 1994 to 2023 at Kurla-1 Sub-registrar's Office from 1994 to 2023 and also at Kurla 1 to Kurla-6 Sub-registrar Office for the period from 2002 to 2023.
3. Public notices published in 1)Active Times-Mumbai English Daily and (2) Mumbai Lakshadeep Mumbai Marathi Daily both dated 31/3/2023.
4. Lease Deed dated 21/1/2000 entered into between the Maharashtra Housing and Area Development Authority (MHADA) and the Subhash Nagar Jai Hind Co-Operative Housing Society Ltd.,(the Society") duly registered with the sub-registrar of Assurances bearing Regn. No.Kurla-1/PBDR-3-1422/2000 dt.20/9/2000.
5. Deed of Sale dated 21/1/2000 executed between Maharashtra Housing and areas Development Authority (MHADA) and the Subhash Nagar Jai Hind Co-Operative Housing Society Ltd.,(the Society") duly registered with the sub-registrar of

[Signature]

Assurances bearing Regn. No.Kurla-1/PBDR-3-1424/2000
dt.20/9/2000.

6. Development Agreement dated 10th January, 2023 executed between the Subhash Nagar Jai Hind Co-Operative Housing Society Ltd as the Society and M/s. ARIHANT BUILDERS & DEVELOPERS as the Developers and Mrs. Anita Pravin Amin and 29 others as the members duly registered with Sub Registrar of Assurances bearing Registration No. KRL1-492-2023 under Receipt No.569 dated 10/1/2023.
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8. Intimation of Approval (IOA) bearing No.MH/EE/BP Cell/GM/MHADA-29/1175/2022 dated 19th September,2022 issued by MHADA.
9. Commencement Certificate (CC) No.MH/EE/BP /GM/MHADA-29/1175/2023/cc/1/New issued by MHADA.
10. No Litigation.

Dated this 16th day of August, 2023.


RUTVIJ BHATT
Advocate

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2nd Dhobitalao Lane, Off J.S.S Road,
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