



Vaishali Vilas Naik (B.L.S. LL.B)

Advocate High Court Bombay.

Naik House, Madh jetty, Via-verosva, Mummbai-400061

FORMAT - A
(CIRCULAR NO. 28/2021)

To,
Maharashtra Real Estate Regulatory Authority,
6th and 7th Floor, Housefin Bhavan,
Plot no. C-21, E Block, Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051.

TITLE CERTIFICATE

Re: All that piece and parcel of plot of land bearing Survey No. 149 and CTS No. IC/2/86, area admeasuring 1406 sq. meters or thereabout of Village: Kandivali Taluka: Borivali lying, being and situated at Charkop Kandivali, Mumbai- 400 067 within the registration sub - district of Mumbai Suburban District. (Hereinafter referred as the "**said Property**").

I have investigated the title of the said plot on the request of Charkop Orion CHS Ltd. and following documents i.e.' :-

i. Description of the Property:

All that piece and parcel of plot of land bearing Survey No. 149 and CTS No. IC/2/86, area admeasuring 1406 sq. meters or thereabout of Village: Kandivali Taluka: Borivali lying, being and situated at Charkop Kandivali, Mumbai- 400 067 within the registration sub - district of Mumbai Suburban District.





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ii. Documents of allotment of Plot:

- a) The MHADA Authority is absolutely seized and possessed of or otherwise well and sufficiently entitled to a developed land bearing Survey No. 149 and CTS No. IC/ 2/86 area admeasuring 1406 sq. meters or thereabout of Village: Kandivali Taluka: Borivali lying, being and situated at Charkop Kandivali, Mumbai- 400 067 within the registration sub – district of Bandra Mumbai Suburban District;
- b) The MHADA Authority had by advertisement published in the newspapers inviting applications from the Co-operative Housing Societies for allotment of open developed plots in the MHADA's land for the purpose of constructing, maintaining and locating a building for bonafide residential use and occupation of the members of the society;
- c) The Charkop Orion Co-op Housing Society Limited had applied for an open developed plot i.e. the said Property on dated 31.11.1991 and was one of the successful drawees in the drawal of lots from amongst the societies who has applied for allotment of open development plots in the MHADA Authority's Land and thus the MHADA Authority had agreed and decided to lease out the Said Property to the said Society for payment of Rs. 21,93,360 (Twenty One Lakh Ninety Three Thousand Three Hundred and Sixty) towards premium and Rs. 21,934 (Twenty One Thousand





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Nine Hundred and Thirty Four) towards lease rent per annum for a term of 90 (Ninety) years with effect from 21st September, 1994;

d) The MHADA Authority has provided with a No Objection Certificate ("NOC") to the said Society on 3rd December, 2021 for allotment of additional buildable area and pro – rata BUA of layout for redevelopment of their building stating it's no objection to the Society undertaking construction i.e. going for Self-redevelopment as per the proposal of the said Society. The Society has also made payment of first installment i.e. 25% of the premium towards additional built up area of 4406.80 sq. mtrs. (i.e. 4216.80 sq. mtrs. for residential plus 190.0 sq. mtrs. for commercial) as per A. R. Resolution 6749, dated 11th July, 2017 subject to certain terms and conditions stated therein. Presently, through this No-Objection Certificate, the Charkop Orion CHS Ltd. has all the rights to go for Self-redevelopment of the said Society situated on the Scheduled Property.

iii. 7/12 extract or Property Register Card issued by City Survey Office:

On the basis of the aforesaid Agreement of Lease for Higher Income Group Society Plot the name of Charkop Orion CHS Ltd. is recorded as 'Lessee' in the Property Register Card of the said Property.





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iv. Search report for 30 years:

I have perused the registers of Index II search report for last 30 years from 1993 to 2022. I have not found any adverse entry in respect of the said Property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion Charkop Orion Co - operative Housing Society Limited is the Lessee to the said Property and is thus free from all reasonable doubts and encumbrances and the said Society through the NOC granted by Mhada Authority, is thus entitled to self-redevelopment of the said Property upon the terms and conditions mentioned therein.

Owners of the said Property are:

MHADA Authority and the said Charkop Orion CHS Ltd. is the Lessee of land bearing Survey No. 149 and CTS No. IC/2/86, area admeasuring 1406 sq. meters or thereabout of Village: Kandivali Taluka: Borivali.

The report reflecting the flow of the title of the Charkop Orion CHS Ltd. on the said Property is enclosed herewith as annexure.

Encl : Annexure.

Dated this 7th day of February, 2022




Mrs. Vaishali Naik, Advocate

(MAH/6421/2010)



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FLOW OF THE TITLE OF THE SAID LAND

- 1) A copy of the Agreement of Lease for Higher Income Group Society Plot dated 21st September, 1994, executed by the Maharashtra Housing and Area Development Authority ("MHADA") in favor of Charkop Orion Co-operative Housing Society Limited ("Society");
- 2) A copy of the Property Register Card pertaining to the said Property mentioned hereinabove wherein the said Society is marked as "Lessee".
- 3) A copy of the CTS Plan pertaining to the said Property;
- 4) A copy of the No-Objection Certificate bearing no. CO/MB/REE/NOC/F-1110/2947/2021 dated 03rd December, 2021 issued by MHADA for proposed Self-redevelopment of existing plot no. 266, Sector-I, Charkop ORION CHSL, bearing CTS No. IC/2/86, situated at Charkop, Kandivali (W), Mumbai- 400 067 under DCPR 2034.





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- 5) A copy of the Search Report dated 2nd February, 2022 issued by Mr. Vikas Yadav, Title Investigator.
- 6) Any other relevant title : not applicable
- 7) Litigations if any : not applicable

Dated this 7th day of February, 2022



Mrs. Vaishali Naik
Advocate, High Court,
Bombay.
(MAH/6421/2010)