

ADV. MAYUR S. KADAM

M.com, LLB, GDC&A, CS.

2c, Lawrence & Mayo Building, 276, D. N. Road, Fort, Mumbai - 400001
Communication Address: Office No.2, Gaurav Apartment, Vijay Society, Opp. Two
Water Tank, Dombivli (W)-421202
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FORMAT-A

(Circular No. 28/2022)

Date: 24/05/2023

To,
MAHARERA
6th & 7th floor. Housefin Bhavan,
Bandra Kurla Complex,
Bandra (East)
Mumbai- 400 051

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to the all that piece and parcel of land bearing CTS No. 7/18, admeasuring 727.81 Sq. meters area of the building known as "Powai Manidwip Commercial Premises Co-Op. Housing Society Ltd." at MHADA Colony situated at Village Kopari, Taluka Kurla & District Suburban Mumbai, Maharashtra (Hereinafter collectively referred to as "**Property**").

I have investigated the tile of the landed property described hereunder on the request of M/s.Gurukrupa Realcon Infrabuild LLP through partner Mahesh Verat ("**Developer**") and from information and following documents i.e., -

(1)Description of the Property-

All that piece and parcel of land bearing CTS No. 7/18, admeasuring 727.81 Sq. meters area of the building known as "Powai Manidwip Commercial



Premises Co-Op. Housing Society Ltd at MHADA Colony situated at Village Kopari, Taluka Kurla & District Suburban Mumbai, in Registration and Sub-Registration District of Mumbai Suburban ("**Property**").

(2) The Documents referred to for the said Property

- a. The Property card for piece and parcel of land bearing CTS No. 7/18, admeasuring 727.81 Sq. meters area situated at Village Kopari, Taluka Kurla & District Mumbai.
 - b. Registered Indenture of Lease dated 23rd March 2010 executed between Maharashtra Housing and Area Development Authority ("MHADA") and Powai Manidwip Commercial Premises Co-operative Housing Society ("Society").
 - c. Registered Deed of Sale dated 23rd March 2010 executed between Maharashtra Housing and Area Development Authority ("MHADA") and Powai Manidwip Commercial Premises ("Society").
 - d. The Development Agreement dated 28th March 2023 executed between Powai Manidwip Commercial Premises Co-Op. Housing Society Ltd. and M/s.Gurukrupa Realcon Infrabuild LLP.
 - e. Search report for 30 years from year 1994 till 15th May 2023.
- (3) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said I hereby opine that the said Property is leasehold property, the MHADA being "**Lessor**" assigned leasehold right to the Society. That the said Society have a good, clear and marketable title,

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without any encumbrances subject to all the documents of developments mentioned above.

- (4) The said property has now been given for development to M/s.Gurukrupa Realcon Infrabuild LLP and they have the possession of the same for development as per the details of documents hereinabove referred.

Owners of the Property:

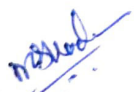
The Maharashtra Housing and Area Development Authority (“MHADA”) is the owner of the Property and therefore assigned leasehold right to the Society.

Qualifying Comments/ remarks if any:- None

The report reflecting the flow of the title of Developer M/s.Gurukrupa Realcon Infrabuild LLP on the said Property is enclosed herewith as Annexure “A” hereto.

Encl: Annexure

Date: 24/05/2023


Mr. Mayur S Kadam
Advocate High Court

ADV. MAYUR S. KADAM

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Annexure-"A"

(1) FLOW OF THE TITLE OF THE SAID PROPERTY

- a) That the MHADA granted lease of the said Property underneath the said building to the said Society starting from 01st September 2010 for 30 years by executing registered Indenture of Lease dated 23rd March 2010 registered on 23/03/2010 under Serial No. KRL-1/3341/2010 at the office of Sub Registrar Kurla-1.
- b) That the MHADA sold tenements (shops) to respective allottees of said building and thereby allottees have become the owners of their respective tenements.
- c) That the said allottees of said building have formed co-operative housing Society called Powai Manidwip Commercial Premises Co-operative Housing Society Ltd.
- d) That the MHADA vide Deed of Sale dated 23rd March 2010 registered on 23/03/2010 under Serial No. KRL-1/3342/2010 at the office of Sub Registrar Kurla-1, convey their right, title and interest in the said buildings to the said Society.
- e) The said Society is the owner, absolutely seized, well possessed and legally entitled to buildings.
- f) The said Society has entered in to a Development Agreement dated 28th March 2023 with M/s.Gurukrupa Realcon Infrabuild LLP, said development agreement registered on 28th March 2023 under Serial No.

msk

KRL-1/6324/2023 at the office of Sub Registrar Kurla-1 for development of said Property.

- (2) Search report for 30 years from year 1994 till 15th May 2023 taken at the IGR and have gone through the available record at concerned office and have examined the Index-II in respect of the above-mentioned property.
- (3) No other relevant title issues.
- (4) No litigations found on search and information from the Society and said Developers.

Date: 24/05/2023



Mr. Mayur S Kadam
Advocate High Court

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Search Report

Date: 24/05/2023

To,
M/s.Gurukrupa Realcon Infrabuild LLP
Plot No.80/81, Shop No. C-106, Ground floor,
Sector 17, Vashi,
Navi Mumbai- 400 703

Kind Attention: Mr. Mahesh Verat

REF: Investigation of title of the all that piece or parcel of land bearing CTS No. 7/18, admeasuring 727.81 Sq. meters area of the building known as "Powai Manidwip Commercial Premises Co-Op. Housing Society Ltd at MHADA Colony situated at Village Kopari, Taluka Kurla & District Mumbai Suburban, in Registration and Sub-Registration District of Mumbai Suburban ("Property").

Dear Sir,

At the request of M/s.Gurukrupa Realcon Life Spaces LLP, I have investigated the title with regard to the above captioned property, and in respect thereof I through my title investigation clerk Mr.Ganesh Jadhav carried out searches for the last 30 years (i.e. from 1994 to May 2023) at the IGR and have gone through the available record at concerned office and have examined the Index-II in respect of the above-mentioned property and have found the following entries to have been made in thereof during the course of search.



Sub-Registrar office at Mumbai, (30 Years):-

1994 – 1996 – Available Index Checked (S.P.T.)

1997 – 1998 – Torn

1999 – 2000 – Available Index Checked (S.P.T.)

2001 – 2002 – Torn

2003 – Available Index Checked (S.P.T.)

2004 – S.P.T.

2005 – 2006 – Available Index Checked

2008 – S.P.T.

2009 – 2022 – Available Index Checked

2023 – Index not ready.

1. Development Agreement dated 28/03/2023 registered on 28/03/2023 under Serial No. KRL-1/6324/2023 at the office of Sub Registrar Kurla-1 regarding the CTS No. 7/18, admeasuring 727.81 Sq. meters situated at village Kopri, Taluka Kurla & District Mumbai, by and between Powai Manidwip Commercial Premises Co-Op. Society Ltd. through Chairman Keshavji Waviya & others referred to as the party of the FIRST PART and M/s Gurukrupa Realcon Infrabuild LLP through partner Mahesh Verat through POA Rajesh A. Karbhari referred to as the party of the SECOND PART.

2. Lease Deed dated 23/03/2010 registered on 23/03/2010 under Serial No. KRL-1/3341/2010 at the office of Sub Registrar Kurla-1 regarding the CTS No. 7/18 Part, admeasuring 727.81 Sq. meters area of Powai Manidwip Commercial Premises Co-Op. Society Ltd, MHADA Colony, Lease Period 30 Years, situated at village Kopri, Taluka Kurla & District Mumbai, by and between Mumbai Housing & Area Development Board Mumbai through

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OSD (Conveyance) Sharad M Dhope through POA Estate Manger Devraj D Gaikwad referred to as the party of the FIRST PART and Powai Manidwip Commercial Premises Co-Op. Society Ltd. through Chairman H R Patel & others referred to as the party of the SECOND PART.

3. Conveyance Deed dated 23/03/2010 registered on 23/03/2010 under Serial No. KRL-1/3342/2010 at the office of Sub Registrar Kurla-1 regarding the CTS No. 7/18 Part, admeasuring 727.81 Sq. meters area of Powai Manidwip Commercial Premises Co-Op. Society Ltd, MHADA Colony, situated at village Kopri, Taluka Kurla & District Mumbai, by and between Mumbai Housing & Area Development Board Mumbai through OSD (Conveyance) Sharad M Dhope through POA Estate Manger Devraj D Gaikwad referred to as the party of the FIRST PART and Powai Manidwip Commercial Premises Co-Op. Society Ltd. through Chairman H R Patel & others referred to as the party of the SECOND PART.

Note: Please note that this title search report is subject to torn, mutilated and incomplete records, unready and unavailable records, withdrawal of register of certain years for binding and re-writing by the office of the Sub-Registrar pertaining to the Property, as available with the office of the Sub-Registrar and this report is qualified to that extent and I shall not be responsible for any discrepancy in the report owing to unavailable records or entries as on date of this title search report.


Mr. Mayur S. Kadam
Advocate

