



TEJAS KIRTI DOSHI
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FORMAT-A

(Circular No.: 28 / 2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to City Survey No. 11 (pt),
Village: Kurla 3, Taluka: Kurla, District: Mumbai Sub-urban situated at
Building No. 6, Nehru Nagar, Kurla (E), Mumbai - 400024 together with the
residential tenements building known as “**Nehru Nagar Shivalaya Co-
operative Housing Society Ltd.**” (hereinafter referred as the “**Said Plot**”).

I have investigated the title of the said plot on the request of **M/s. Citiline
Constructions Limited Liability Partnership** and following documents i.e.:

1) Description of the Property:

Property viz. All that all piece of or parcel of land admeasuring 943.52
Sq. Meters, situated at **City Survey No. 11 (pt)** for the land
appurtenant and underneath the building at Building No. 6, Nehru
Nagar, Kurla (E), Mumbai - 400024, in the registration Village: Kurla 3,
Taluka: Kurla, District: Mumbai Sub-urban together with the
residential tenements building known as “**NEHRU NAGAR SHIVALAYA
CO-OPERATIVE HOUSING SOCIETY LTD.**” standing thereon.

2) The documents of allotment of plot:

- (i) The said property was originally owned by Maharashtra Housing and
Area Development Authority (MHADA) and given to the Society i.e.
Nehru Nagar Shivalaya Co-operative Housing Society Ltd. vide. Deed of
Sale dated 01.10.2004 and duly registered in the office of Sub-Registrar
of Assurance under Serial Number BDR13-00448/2004 on 19.11.2004.
- (ii) The Maharashtra Housing and Area Development Authority
(MHADA) and given to the Society i.e. Nehru Nagar Shivalaya Co-
operative Housing Society Ltd. vide. Indenture of Lease dated
01.10.2004 and duly registered in the office of Sub-Registrar of
Assurance under Serial Number BDR13-00449/2004 on 19.11.2004.
- (iii) The Nehru Nagar Shivalaya Co-operative Housing Society Ltd. has
granted Development Rights to M/s. Citiline Constructions Limited
Liability Partnership vide. Development Agreement dated 07.08.2023
and duly registered in the office of Sub-Registrar of Assurance under
Serial Number KRL5-16827-2023 on 07.08.2023.

3) Property Card issued by City Survey Office, Mumbai dated 09.09.2014, Mutation Entry No. Order No. Na.Bhu.A. Kurla/ Fer Far No. 206 dated 18.04.2006.

4) Search report for 30 years from 1995 till 2024.

2/- 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 Maharashtra Housing and Area Development Authority (MHADA) as Owner, Nehru Nagar Shivalaya Co-operative Housing Society Ltd. as Lessee and **M/s. Citiline Constructions Limited Liability Partnership as the Developer** is clear, marketable and without any encumbrances.

Owners of the land

(1) Maharashtra Housing and Area Development Authority (MHADA)
City Survey No. 11 (pt)

Lessee of the land

(1) Nehru Nagar Shivalaya Co-operative Housing Society Ltd. **City Survey No. 11 (pt)**

Developers of the land

(1) M/s. Citiline Constructions Limited Liability Partnership **City Survey No. 11 (pt)**

3/- The report reflecting the flow of the title of the Developer on the said land is enclosed herewith as annexure.

Encl: Annexure.

Tejas
5/8/24



ADV. TEJAS KIRTI DOSHI
Advocate High Court
(Stamp)

Date: 05.08.2024

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7 / 12 extract/ P.R. Card as on date of application for registration.
- 2) Mutation Entry No. Order No. Na. Bhu.Chembur/ Fer Far No. 206 dated 18.04.2006.
- 3) Search report for 30 years from Search Cleark Mr. Prakash Shah Taken from Sub-Registrar' Office at Kurla Taluka from 1995 till 2024.
- 4) Any other relevant title.
 - (i) The said property was originally owned by Maharashtra Housing and Area Development Authority (MHADA) and given to the Society i.e. Nehru Nagar Shivalaya Co-operative Housing Society Ltd. vide. Deed of Sale dated 01.10.2004 and duly registered in the office of Sub-Registrar of Assurance under Serial Number BDR13-00448/2004 on 19.11.2004.
 - (ii) The Maharashtra Housing and Area Development Authority (MHADA) and given to the Society i.e. Nehru Nagar Shivalaya Co-operative Housing Society Ltd. vide. Indenture of Lease dated 01.10.2004 and duly registered in the office of Sub-Registrar of Assurance under Serial Number BDR13-00449/2004 on 19.11.2004.
 - (iii) The Nehru Nagar Shivalaya Co-operative Housing Society Ltd. has granted Development Rights to M/s. Citiline Constructions Limited Liability Partnership vide. Development Agreement dated 07.08.2023 and duly registered in the office of Sub-Registrar of Assurance under Serial Number KRL5-16827-2023 on 07.08.2023..

- 5) Litigations if any: Not found

ADV. TEJAS KIRTI DOSHI
Advocate High Court
(Stamp)



Date: 05.08.2024