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ADVOCATE HIGH COURT

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Ref. No. _____

Regd. A. D. / U. C. P. / Hand Delivery

Date _____

FORM AT - A

(Circular 28/2021)

LEGAL TITLE REPORT

To:

The Maharashtra Real Estate Regulatory Authority
Near BKC, Housepin Bhavan
Near RBI - E Block
Bandra Kurla Complex,
Bandra (East),
Mumbai - 400 051.

Sub: Title Clearance Certificate with respect to plot of land admeasuring 837.40 Sq. Mts. bearing Plot No.113A comprising of Survey No.1000 (Pt) and Survey No.216 (pt) bearing CTS No.1254 of Village Mulund (West), Taluka Kurla, Mumbai Suburban District with building known as "Sonar Park" belonging Sonar Park View CHS. LTD.

I have investigated the title of the said Plot on the request of M/s. Pinak enterprises the Developers and following documents i.e.

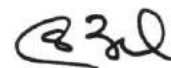
- 1] Description of the Property: as above
- 2] The Documents of Allotment of Plot.
The Deemed Conveyance dated 23.4.2014 and 8.6.2015.
- 3] Property Card issued by the City Survey Officer dated 5.11.2021 bearing Mutation Entry No.1463 and 1510.
- 4] Search Report for 30 years from 1992 to March 2021

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property. I am of the Opinion that the title of the Owner and Developer is clear, marketable and without any encumbrance.

Owners of the land : M/s Sonar Park View CHS Ltd.
C.T.S. No. 1254 of Village Mulund (West).

The Report reflecting the flow of title of the Developer on the said Land is enclosed herewith.

Dated this 14th day of March, 2022



(G.S.BHAT)
Advocate

Encl: Annexure.

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ANNEXURE – I

FORM AT – A

Sub: ALL THAT plot of land admeasuring 837.40 Sq. Mts. bearing Plot No.113A comprising of Survey No.1000 (Pt) and Survey No.216 (pt) bearing CTS No.1254 of Village Mulund (West), Taluka Kurla, Mumbai Suburban District with building known as "Sonar Park" belonging Sonar Park View CHS. LTD.

- 1] Property Card.
- 2] Mutation Entry No. 1463 and 1510.
- 3] The Search Report dated 7th April, 2021 does not show any encumbrance in the above referred land.
- 4] Any other relevant title :
 - i] Order dated 20.12.2012 passed by the District Deputy Collector (Eastern Suburb) Nerul, Navi-Mumbai.
 - ii] Unilateral (Deemed) Conveyance dated 23.4.2014.
 - ii] Unilateral (Deemed) Conveyance dated 8.6.2015
 - iv] Development Agreement dated 10th March 2021 registered under Serial No. KRL-4/5069 OF 2021 EXECUTED BY Sonar Park view CHS Ltd., in favour of M/s. Pinak Enterprises.
 - v] General Power of Attorney dated 10th March 2021 registered under Serial No. KRL-4/5071 OF 2021 EXECUTED BY Sonar Park View CHS Ltd., in favour of the Partners of M/s. Pinak Enterprises.

- vi] Search Report dated 07.04.2021 issued by Search Clerk Mr. Raghunath Okate in respect of the above referred land for the period from 1992 to 15th March, 2021.
- vii] It is revealed from the Conveyance dated 23rd April 2014 executed in favour of Sonar Park View CHS Ltd. as under:
 - a) That Shri Damodar Kahiram Mahajan and Shri Bhaskar Kashiram Mahajan were the Owners of the above referred land.
 - b) Shri Damodar Kahiram Mahajan and Shri Bhaskar Kashiram Mahajan by an Agreement for Sale dated 31st October 1980 had agreed to sell the above referred land to M/s. M.P. Constructions.
 - c) M/s. M.P. Constructions being the Builders had developed the above referred land by constructing building therein known as Sonar Park View consisting of Ground + 6 (Part) Storeys comprising of 18 flats and sold the flats to various Flat Purchasers.
 - d) The Flat Purchasers of sonar Park View Building have formed the Co-operative Housing Society known as Sonar Park View Co-operative Housing Society Ltd., bearing Registration No. BOM/ WT/HSG/2201 of 1986.

- e) As the Owners and Builders have failed to execute the Conveyance the Society has made Application to the Competent Authority i.e. The District Deputy Registrar of Co-operative Societies (Eastern Suburb) Nerul, Navi Mumbai for granted Unilateral (Deemed) Conveyance and the said Competent Authority has passed an order dated 20.12.2012 to grant Deemed Conveyance of 829.44 Sq.mts. out of total area of 837.10 Sq.mts. being the Part of the above referred land.
- viii] The Competent Authority executed Conveyance dated 23.4.2014 which was registered under Serial No. KRL-2/5226 of 2014.
- ix] The Competent Authority by another Deed of Conveyance dated 8th June 2015 registered under Serial No. KRL-1/6720 OF 2015 conveyed the balance area of 7.96 Sq.mts.
- x] Thus total area of 837.40 Sq.mts. being the above referred land was conveyed to the Society under above referred two registered Conveyances.
- xi] The name of the Society was mutated in Property as the Owner.
- xii] In my Opinion, the title of the Sonar Park View Co-operative Housing Society Ltd., to the above referred

land is clear, marketable and free from encumbrances.

xiii] By a Development Agreement dated 10th March 2021 registered under Serial No. KRL-4/5069 of 2021 the said Sonar Park View CHS Ltd. and all its 18 members have granted Development rights in respect of the above referred land unto M/s. Pinak Enterprises on the terms and conditions mentioned therein to develop the above referred land.

xiv] The said Sonar Park View CHS Ltd. has also granted General Power of Attorney dated 10th March 2020 registered under Serial No. KRL-4/5071 of 2021 in favour of the Partners of M/s. Pinak Enterprises for the purpose of Redevelopment of the above referred land.

5] Litigation – Not pending.

In my opinion M/s. Pinak Enterprises as the Developers and Promoters of the above referred land have acquired clear and marketable title to the above referred land and is free from encumbrances. The Developers have the right to sell the flats and parking spaces other than those flats and parking spaces agreed to be allotted to the members of the Society.

Dated this 14th day of March, 2022.


(G.S.BHAT)
Advocate