

Manoj A. Purohit

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ADVOCATE

Off: 54, RAICHAND NIWAS, 2ND FLOOR, 43/45 S.K. BOLE ROAD, DADAR, MUMBAI 400028.

HAND DELIVERY/REGISTERED POST A.D./SPEED POST A.D./COURIER

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect piece and parcel of land or ground or plot bearing C.T.S. No. 49 (pt), S. No. 14(pt) of Village Chembur, Sahakar Nagar No. 5, Shell Colony Road, Chembur (East), Mumbai-400 071, (hereinafter referred to as "the said Property");

I have investigated the title of the said Plots on request of M/s. Atharva Developers and following documents i.e.:-

- 1) All that piece or parcel of leasehold land or ground or plot bearing bearing C.T.S. No. 49 (pt), S. No. 14(pt) of Village Chembur, Sahakar Nagar No. 5, Shell Colony Road, Chembur (East), Mumbai-400 071, admeasuring 1351.79 Sq.Mtrs., equivalent to about 14551.13 sq. feet, or thereabouts as per the Deed of Lease dated 24th April 1979, situate, lying and being at Sahakar Nagar 5, Village Chembur, Taluka Kurla, Mumbai 400071 within the limits of Mumbai Municipal Corporation and within the jurisdiction of Sub-Registrar of Assurances Chembur, Mumbai (hereinafter referred to as "the said property").
- 2) Registered Lease Deed dated 27th April 1979, between Maharashtra Housing and Area Development Authority and Chembur Vaibhav Co-operative Housing Society Ltd., duly mutated on 26th June 1979 on the Property Card.
- 3) Registered Deed of Sale dated 24th April 1979, between Maharashtra Housing and Area Development Authority and Chembur Vaibhav Co-operative Housing Society Ltd., for sale of building No.2 and 3 standing on the said Property.
- 4) Registered Development Agreement dated 16th October 2023, between Chembur Vaibhav Co-operative Housing Society Ltd., and M/s. Atharva Developers.
- 5) Registered Power of Attorney dated 16th October 2023, from Chembur Vaibhav Co-operative Housing Society Ltd., to Atharva Developers.
- 6) Property Card issued by District Superintendent of Land Records, Chembur,
- 7) Search Report for 30 years from 1994 to 2023 for Plot bearing Survey No. 14 (part).

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 the Owner/Developer is clear, marketable and without any encumbrances.

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Owners of the land

- (1) MHADA is the owner of the land bearing Sahakar Nagar, Chembur at C.T.S. No. 49 (pt), S. No. 14(pt) of Village Chembur, Sahakar Nagar No. 5, Shell Colony Road, Chembur (East), Mumbai-400 071, admeasuring about 1351.79 Sq.Mtrs. equivalent to about 14551.13 sq. feet, out of the said Larger Property on lease to Chembur Vaibhav Co-operative Housing Society Ltd., for the period of 99 years commencing from 24th April 1979.
- (2) by Deed Of Sale dated 24th April 1979 made between MHADA as Vendor of the One Part and the said Society as Vendee of the Other Part, MHADA sold and conveyed to the Society the said Building No.2 and 3 each having 24080 sq. feet i.e. 2237.03 sq. metres plinth area and 18832.40 sq. feet i.e. 1749.53 sq. metres carpet area and is having a total of 40 tenements and the plinth area of each tenement are 602 sq. feet i.e. 55.93 sq. metres and the carpet area is 470.81 sq. feet i.e. 43.74 sq. metres, respectively.

The Report reflecting the flow of the title of Chembur Vaibhav Co-operative Housing Society Ltd., on the said land and the said buildings is enclosed herewith as annexure.

Encl: Annexure.

Date : 18th November, 2024.



Advocate.

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Re: All that piece and parcel of land or ground or plot bearing C.T.S. No. 49 (pt), S. No. 14(pt) of Village Chembur, Sahakar Nagar No. 5, Shell Colony Road, Chembur (East), Mumbai-400 071, Taluka Kurla in the Registration Sub-District and District of Bombay City and Suburban admeasuring about 1351.79 sq. mtrs., (hereinafter referred to as "the said property").

FLOW OF TITLE OF THE SAID PROPERTY:

A. It is clarified that for sake of clarity the CTS No. has been separately dealt within this report.

1. CTS No. 49 of Sahakar Nagar, Chembur

- i. the Maharashtra Housing Board (hereinafter referred to as "the Board") had been the owner of a large piece of land bearing Survey No.14(Part) of Village Chembur situate at Sahakar Nagar I, Chembur in Greater Mumbai (hereinafter referred to as "the said Larger Property");
- ii. by an Indenture of Lease dated 24th April 1979 made between MHADA as Lessor of One Part and the Society as the Lessee of the Other Part and duly registered at the office of the Sub-Registrar of Assurances at Bombay under Serial No.BOM/S-1166, MHADA granted to the Society the land situate at Sahakar Nagar, Chembur at C.T.S. No. 49 (pt), S. No. 14(pt) of Village Chembur, Sahakar Nagar No. 5, Shell Colony Road, Chembur (East), Mumbai-400 071 admeasuring about 1351.79 Sq.Mtrs. equivalent to about 14551.13 sq. feet, out of the said Larger Property on lease for the period of 99 years commencing from 24th April 1979, on the terms and conditions and covenants therein contained;
- iii. by Deed Of Sale dated 24th April 1979 made between MHADA as Vendor of the One Part and the Society as Vendee of the Other Part and duly registered at the office of the Sub-Registrar of Assurances at Bombay under Serial No.BOM/S-1167, the MHADA sold and conveyed to the Society the said Building No.2 and 3 at or for the consideration and upon the terms and conditions therein contained, each having 24080 sq. feet i.e. 2237.03 sq. metres plinth area and 18832.40 sq. feet i.e. 1749.53 sq. metres carpet area and is having a total of 40 tenements and the plinth area of each tenement are 602 sq. feet i.e. 55.93 sq. metres and the carpet area is 470.81 sq. feet

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i.e. 43.74 sq. metres, respectively;

iii. It appears that by a Development Agreement dated 16-10-2023 registered with the Jt. Sub-Registrar, Kurla-5, under Serial No.KRL-5-21998-2023, the said Chembur Vaibhav Co-operative Housing Society Ltd., have granted the development rights in respect of CTS No. 49(Part) and Survey No. 14(Part) of Sahakar Nagar, Chembur unto and in favour of M/s. Atharva Developers for consideration and on certain terms and conditions. In pursuance of the said Development Agreement, the said Chembur Vaibhav Co-operative Housing Society Ltd., through its Chairman, Secretary and one of the Committee Member have executed a Power of Attorney dated 16-10-2023, registered with the Office of the Jt. Sub-Registrar, Kurla-5 under Serial No. KRL-5-21999-2023, in favour of Neelesh Vinayak Ketkar, vesting in him with powers and authorities in respect of CTS No. 49(Part) and Survey No.

14(Part) of Sahakar Nagar, Chembur.

2. The CTS No.49 (Part) falls under Residential Zone and that it is not reserved for any public purpose save and except, that there is road set back on the said property and as the approach road is less than 9 metres, the Developers will have to carve out 1.5 metres of the boundary area of the said property for road widening.

The Bombay Municipal Corporation has sanctioned the layout of buildings and proposed building plans to be constructed on the Plots bearing CTS No. 49 (Part) and Survey No. 14(Part) of Sahakar Nagar, Chembur and has issued the Commencement Certificate bearing No. MH/EE/(BP)/GM/MHADA-27/1585/2024/CC/1/New dated 28th October 2024.

Name of the Owners and the persons entitled to develop the said Property: M/s. Atharva Developers, a Partnership firm through the hands of its partner Mr. Neelesh Vinayak Ketkar and Mrs. Vrushali Neelesh Ketkar, having address at Atharva House, E Wing, Indrayani Complex, 24, J. K. Sawant Marg, Dadar (W), Mumbai 400028, are entitled to develop the said Property as developers.

3. I through Search clerk Mr. N. D. Rane, caused the search to be carried out of the Index II of the above referred piece or parcel of land bearing CTS No.

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49 (Part) and Survey No. 14 (Part) of Sahakar Nagar, Chembur, in the Office of the Sub-Registrar of Assurances at Mumbai, Bandra, Chembur, Mulund and Vikhroli for the period from 1994 to 2023 and also taken online search from 1994 to 2023. I am informed by Mr. N.D. Rane, that during the course of search no entry evidencing any encumbrances of whatsoever nature in and upon the said property has been found.

It is clarified that this Report is based on the searches carried out at the office of the Sub-Registrar of Assurances at Mumbai, Bandra, Chembur, Mulund and Vikhroli and the documents produced before me, inter-alia, title deeds and revenue records for my inspection and certain information supplied to me by my clients.

It is further clarified that for the purpose of this report, I have assumed the the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures and authenticity of all documents submitted to me as original, certified or photocopies and have not examined the same, that all permissions, if necessary have been obtained, the accuracy and completeness of all factual representations made in the documents examined by me. I have relied upon the information relating to Lineage and family tree on the basis of the revenue records made available and information provided to me by my clients and boundaries of the property on the basis of the documents and information provided to me by clients. It is further clarified that I am not certifying the boundaries of the said property nor am I qualified to express my opinion on physical identification of the said property.

5. Further, it has been found that there is no litigation pending upon the said property

OPINION:

In my view and subject to what is stated above, I certify that M/s. Atharva Developers, a Partnership firm through the hands of its partners Mr. Neelesh Vinayak Ketkar and Mrs. Vrushali Neelesh Ketkar, having address at Atharva House, E Wing, Indrayani Complex, 24, J. K. Sawant Marg, Dadar (W), Mumbai 400028, are entitled to develop the said Property as developers and have a clear and marketable title to the same and that the said property is free from encumbrances and reasonable doubts and further

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have an exclusive right and authority to develop the said property and to sell and/or dispose of flats/units/tenements in the building to be constructed thereon in the project to be known as 'Atharva Vaibhav' to any intending purchaser/s.

Dated This 18th November, 2024.



Manoj A. Purohit
Advocate.