

FORMAT -A

(Circular No. 28/2021 Dated 08/03/2021)

To
MahaRERA
E-Block, HousefinBhavan,
Near RBI, Bandra Kurla Complex,
Bandra East, Mumbai – 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to leasehold rights in all that piece and parcel of land admeasuring about 698.97sq. metres (“Originally Leased Plot” for brevity) alongwith ownership rights in the building standing thereon and known as ‘Lalit Kutir’(“Existing Building” for brevity) belonging to Lalit Kutir Co-operative Housing Society Ltd as also the Tit bit pieces of land including land meant for electric sub station admeasuring in aggregate about 782 .83 Sq. Meters adjoining the Originally Leased Plot (hereinafter collectively referred to as the “**Tit Bit Plots**”). The Originally Leased Plot and the said Tit Bit Plots all together are admeasuring 1480 Square Meters hereinafter collectively referred to as the “**said Property**” and are part of land bearing C.T.S. No.19 and (originally bearing Survey No.287) and are lying being and situate at Village Vile Parle and in the Registration District and Sub District of Mumbai City and Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai, Vile Parle (West), Mumbai- 400056.

We have investigated the title of the said Property on the request of Lalit Kutir Co-operative Housing Society Ltd. and have perused copies of the following documents i.e.:-

1. **DESCRIPTION OF THE PROPERTY**

Leasehold rights in all that piece and parcel of land admeasuring about 698.97 sq. metres ("Originally Leased Plot" for brevity) alongwith ownership rights in the building standing thereon and known as 'Lalit Kutir' ("Existing Building" for brevity) belonging to Lalit Kutir Co-operative Housing Society Ltd as also the Tit bit pieces of land including land meant for electric sub station admeasuring in aggregate about 782 .83 Sq. Meters adjoining the Originally Leased Plot (hereinafter collectively referred to as the "Tit Bit Plots"). The Originally Leased Plot and the said Tit Bit Plots all together are admeasuring 1480 Square Meters hereinafter collectively referred to as the "said Property" and are part of land bearing C.T.S. No.19 and (originally bearing Survey No.287) and are lying being and situate at Village Vile Parle and in the Registration District and Sub District of Mumbai City and Mumbai Suburban and within the limits of Municipal Corporation of Greater Mumbai, Vile Parle (West), Mumbai- 400056.

2. **THE DOCUMENTS OF ALLOTMENT OF PLOT**

- a) Indenture of Lease dated 18th November 1992 registered under no. BDR-1192/1992 executed between Maharashtra Housing and Area Development Authority (MHADA for brevity) in favour of the Society;
- b) Conveyance/Sale Deed of the building dated 18th November 1992 by MHADA in favour of the Society;
- c) Supplemental Deed of Lease dated 1st February 2021 registered under No. BDR-1568/2022 by MHADA in favour of the Society in respect of the Tit Bit Plots.

3. **7/12 EXTRACT OR PROPERTY REGISTER CARD ISSUED BY CITY SURVEY OFFICE**

Property Registrar Card which is available on the website of Office of City Survey State of Maharashtra dated 8th December 2021.

4. SEARCH REPORT FOR 30 YEARS

Search Reports dated 22nd April 2019 for the year 1980 to 2019 and dated 8th March 2022 for the year 2019 to 2022 by Mr. Pradeep Waghmare, search clerk 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, we are of the opinion that the title of Lalit Kutir Co-operative Housing Society Limited ("the said Society" for brevity) as Lessees of the said Property is clear, marketable and without any encumbrances.

Owner of the Property:

Lalit Kutir Co-operative Housing Society Limited -C.T.S. No.19 (part) Village Vile Parle

5. QUALIFYING COMMENTS / REMARKS -

The name is Maharashtra Housing Board (Mhada) is appearing on the property registered card. However, the name of the Society is not mutated in the Property Register Card.

The report reflecting the flow of the title of the Lalit Kutir Co-operative Housing Society Limited as the Owners is enclosed herewith.

Encl: Annexure.

For Shiralkar & Co.



Proprietor

Date: 12th May 2022

FLOW OF THE TITLE OF THE SAID PROPERTY

Sr. No.

1. 7/12 extract / P. R. Card

Property converted into N.A. and therefore no 7/12 extracts.

2. Mutation Entry : Not applicable in view of P. R. Card.

3. Search Reports dated 22nd April 2019 taken from the Sub- Registrar office for the year 1980 to 2019 and dated 8th March 2022 for the period 2019 to 2022 relating to the aforesaid Property.

4. Any other relevant title:-

(a) Maharashtra Housing Board now known as Maharashtra Housing and Area Development Authority (MHADA for brevity) were interalia seized and possessed of and otherwise well and sufficiently entitle to all that piece and parcel of land admeasuring 698. 97 square meters or thereabouts as also the Tit bit pieces of land including land meant for electric sub station admeasuring in aggregate about 782 .83 Sq. Meters and being part of C.T.S. 19 (Part), Survey No. 287 of Village Vile Parle, Taluka Andheri lying being and situate, JVPD Scheme, Vile Parle (West), Mumbai-400 056;

(b) The .said Maharashtra Housing Board had constructed a building being building no. 10 on the said Plot of Land consisting of four floors consisting of

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20 tenements (the said Building for brevity). The said tenements were allotted to the various individuals;

(c) The Flat purchasers/allottees of the said building, organized/formed themselves into a Co-operative Society known as "Lalit Kutir Co-operative Housing Society Ltd." under the provisions of the Maharashtra Co-operative Societies Act, 1960 and having its registration No. BOM//HSG/4434 dated 25th February 1975 (herein referred to as "the said Society");

(d) By and under an Indenture of Lease dated 18th November 1992, registered with the Office of Sub Registrar of Assurances under No. BDR- 1192/1992 executed between Maharashtra Housing and Area Development Authority (MHADA for brevity and therein referred to as the Lessor/Authority) of the one Part and Lalit Kutir Co-operative Society Limited (therein referred to as the Lessee) of the Other part, the said Maharashtra Housing Board leased and demised the said Plot of land to Lalit Kutir Co-operative Society Limited for a period of 99 years commencing from 15th February 1974 and on the terms and conditions therein contained. The said document of lease contained a restriction on assignment of lease by the Society. The said document of lease requires previous permission of MHADA for any development;

(e) By and under a Deed of Sale dated 18th November 1992, registered with the Office of Sub Registrar of Assurances under No. BND - 1194/1992 executed between Maharashtra Housing Board now known as MHADA (therein referred to as the Vendor) of the one Part and Lalit Kutir Co-Operative Society Limited (therein referred to as the Purchaser) of the Other part, the said MHADA agreed to convey and transfer unto to the Society by way of Sale, the said Building in the manner and on the terms and conditions therein contained;

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- (f) MHADA has executed a Supplementary Lease Deed dated 1st February 2021 registered under No. BDR-1568/2022 in favour of the said Society for the said Initially allotted Tit Bit Land and the said Additional Tit Bit land and substation plot admeasuring $173.06 + 36.30 + 291 + 281.47 = 781.83$ square meters on the terms and conditions set out therein;
- (g) In the Circumstances, the said Lalit Kutir Co-operative Housing Society Limited is entitled to the leasehold rights in respect of the said Property that is the originally Leased Plot and the said Tit Bit plots adjoining the same, subsequently leased by MHADA to the Society and also the ownership rights in the existing building standing thereon;
- (h) The said Society by a Development Agreement dated 4th December 2018 registered in the office of Sub-Registrar of Assurances at Bandra under Serial No. Andheri- 1/13799/2018, and Supplemental Agreement dated 30th March 2022 executed between the said Society of the One Part, and Shree Suraj Resources Limited, of the Other Part, granted development rights in respect of the said Property to Shree Suraj Resources Limited, which entitles the said Shree Suraj Resources Limited to develop the said Property owned by the said Society;
- (i) We had for the purpose of investigation of title issued a Public Notice inviting claims from the Public in the issue of the following daily Newspapers on following two dates i.e. 28th March 2019 and again on 4th March 2022 -viz. (1) "Free Press Journal" and (2) "Navshakti" having circulation in Mumbai. We state that we have not received any claims or objections in pursuance of the said Public Notices.

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5. Litigation if any :-

A Notice of Lis Pendens dated 7th December 2016 registered in the office of Sub-Registrar of Assurances at Mumbai under serial no. Andheri- 7/2067/2016 by one Om Shiv Construction noting the pendency of an Appeal between the said Om Shiv Construction and the said Society has become invalid as by an Order passed by the Hon'ble High Court of Bombay dated 20th August 2021 in Original Side Appeal No. 578 of 2015 the said dispute/lis is settled and disposed of.

For Shiralkar & Co.



Proprietor

Date: 12th May 2022