

Bhavesh Rohidas Bhoir
B.COM., G.D.C.&A., L.L.B.
ADVOCATE HIGH COURT

Office :-
Shop No. 8, Shreenath Bhuvan CHS. Ltd.
Near St. Louis School, Dahisar Bridge,
Yashwantrao Tawade Road,
Dahisar (West), Mumbai - 400 068.
E mail : bhavesh.bhoir@yahoo.com
Mob : 9930725925

To
The MahaRERA,
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra East, Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the said property being leasehold plot i.e. all that piece and parcel of "Charkop Rakesh Co-operative Housing Society Limited", a Registered Co-operative Housing Society Limited registered under No. BOM/(W.R.)/HSG/TC/2942/1987-88 dated 30/10/1987 having its registered office at Plot No. 215/RDP 5, Sector - 3, Charkop, Kandivali (West), Mumbai - 400 067, wherein I have caused to peruse and consider the documents pertaining to the leasehold title of all that piece and parcel of land bearing CTS No. 1C/1/198 at Village - Kandivali, admeasuring area 917.1 Sq. Mtrs. Plot No.215, RDP 5, Survey No. 149 of Scheme Charkop Kandivali of Kandivali - Village in the Registration District and Sub-District of Mumbai and Mumbai Suburban alongwith an existing society building standing thereon known as "Charkop Rakesh Co-operative Housing Society Limited", comprising of Ground plus 6 upper floors consisting of 23 flats and 6 commercial shops.



1.I have investigated the title of the said plot on the request of **"Charkop Rakesh Co-operative Housing Society Limited", a Registered Co-operative Housing Society Limited registered under No. BOM/(W.R.)/HSG/TC/2942/1987-88 dated 30/10/1987 having its registered office at Plot No. 215/RDP 5, Sector - 3, Charkop, Kandivali (West), Mumbai - 400 067,** and following documents i.e.:-

a. Description of the property. (As mentioned above).

b. **The documents of allotment/Purchase of plot by the society.-**

1. Photocopy of Photocopy of Indenture of Lease dated 7th day of March, 1995, duly registered on BDR-2/1049/95 DATED 7/3/1995 executed between **Maharashtra Housing and Area Development Authority through its Authorized Officer** (the **Lessor** of the said plot), the said **Lessor** agreed to lease the aforesaid property in favour of **"Charkop Rakesh Co-operative Housing Society Limited"**, as absolute **Lessee** therein for agreed terms and conditions of lease of the said property.
2. Photocopy of Occupation Certificate bearing File No. CHE/7607/BP(W.S)/AR dated 20/6/1996 & 10/08/2006 issued by the MCGM for occupying the completed portion of Ground (pt) +Stilt (pt) + 6 Upper Floors with lift.
3. Photocopy of Registration Certificate No. BOM/(W.R.)/HSG/TC/2942/1987-88 dated 30/10/1987 issued by the Registrar of Co- operative Societies, MHADA for the registration of the said society under the Maharashtra Co-operative Societies Act 1960.



4. Photocopy of the Extract of the digitally signed Property Card dated 29/09/2021 pertaining to the plot of Land bearing CTS No. 1C/1/198 total admeasuring area 917.1 sq.mtrs at Village – Kandivali, Taluka – Borivali of Mumbai Suburban District thereby now denoting the name of the holder of the land as thereby denoting the owners of the land as "World Bank Project MHADA, Mumbai."
5. Photocopy of the BMC Tax Bill bearing property No. RC0126384260000 standing in the name of the society.
- c. Property card issued by City Survey Officer, for Village – Kandivali, Taluka- Borivali Mumbai Suburban District dated 29/09/2021.
- d. Search report for 30 years from Office of the Sub-Registrar of Assurances at Bandra, Borivali, Goregaon, Mumbai from 1992 to 2021 dated 15/12/2021.
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 leasehold title of the society is clear, marketable and without any encumbrances.

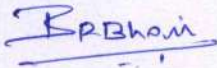
Owners of the Land:-

"Charkop Rakesh Co-operative Housing Society Limited", a Registered Co-operative Housing Society Limited registered under No. BOM/(W.R.)/HSG/TC/2942/1987-88 dated 30/10/1987 having its registered office at Plot No. 215/RDP 5, Sector – 3, Charkop, Kandivali (West), Mumbai – 400 067., is the Present lessee as per available documents of the plot land bearing CTS No. 1C/1/198 total admeasuring area 917.1 sq.mtrs at Village – Kandivali, Taluka – Borivali.



Qualifying comments /remarks if any: Nil.

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



Bhavesh R. Bhoir

(Advocate-High Court)



MAH/5028/2009 DATED 22/9/2009

BHAVESH ROHIDAS BHOIR
B.Com., G.D.C. & A., LL.B.
ADVOCATE HIGH COURT
121, "Rohidas Salun", P.D. Road,
Dahisar (W), Mumbai - 400 068.

Encl:- Annexure - A

Date: 28/3/2023

Bhavesh Rohidas Bhoir
B.COM., G.D.C.&A., L.L.B.
ADVOCATE HIGH COURT

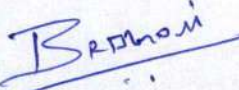
Office :-
Shop No. 8, Shreenath Bhuvan CHS. Ltd.
Near St. Louis School, Dahisar Bridge,
Yashwantrao Tawade Road,
Dahisar (West), Mumbai - 400 068.
E mail : bhavesh.bhoir@yahoo.com
Mob : 9930725925

ANNEXURE - A

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. Nil as per (Property Card Extract).
- 3) Search report for 30 years from Office of the Sub-Registrar of Assurances at Bandra, Borivali, Goregaon, Mumbai from 1992 to 2021 dated 15/12/2021.
- 4) Any other relevant title. (Not applicable)
- 5) No Litigations (As confirmed by the Society).


Bhavesh R. Bhoir

(Advocate-High Court)



MAH/5028/2009 DATED 22/9/2009

BHAVESH ROHIDAS BHOIR
B.Com., G.D.C. & A., LL.B.
ADVOCATE HIGH COURT
121, "Rohidas Sadan", P. B. Road,
Dahisar (W), Mumbai - 400 068.

Date: 28/3/2023



INVESTOR REPORTS SHOW
H.C. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.