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10/D-8, Kalpataru CHS.,
Near Suvidya School, Gorai-1,
Borivali(W), Mumbai - 400 092



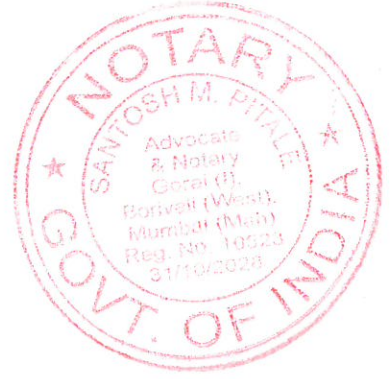
Santosh M. Pitale

B. Com., L.L.B.

ADVOCATE- HIGH COURT & NOTARY

FORMAT – A
(Circular No:- 28/ 2021)

To
MahaRERA
6th & 7th Floor,
Housefin Bhavan,
Plot No: C - 21, E - Block,
Bandra Kurla Complex,
Bandra (E), Mumbai -400051.



LEGAL TITLE REPORT

Sub: **Title clearance certificate with respect to Plot no. 27, RDP-1, Opp. UCO Bank, Dr. Babasaheb Ambedkar Road, Gorai (1), Borivali West, Mumbai 400091 situated at Taluka Borivali village Borivali District and Sub-District of Mumbai and Mumbai Sub-urban and (hereinafter referred as the said plot “Gorai Samadhan Co.op. Hsg. Society Ltd.”)**

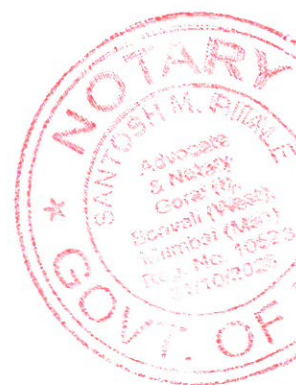
I have investigated the title of the said plot on the request of **Gorai Samadhan Co.op. Hsg. Society Ltd.**

1. Documents Verified

- 1) MHADA Allotment Letter No. DD/II/WBP/1264/1990 dated 05/10/1991.
- 2) Lease Deed executed in 1992 between MHADA and Samadhan Co-operative Housing Society Ltd.
- 3) Premium payment receipt issued by MHADA.
- 4) Stamp Duty and Registration Receipts from Collector Office.
- 5) Society Registration Certificate
- 6) Description of the property.
- 7) Search report for 30 years from 1991 till dated

2. Title Flow Summary

The Maharashtra Housing and Area Development Authority (MHADA)



allotted the above- mentioned plot to Samadhan Co-operative Housing Society Ltd. vide allotment letter no. DD/II/WBP/1264/1990 dated 05/10/1991. Subsequently, the Society paid the requisite premium amount as demanded by MHADA.

Upon full payment of the premium, a Lease Deed was executed in favour of the Society in the year 1992, granting leasehold rights over the said plot for the tenure as per MHADA norms.

The Society paid the applicable stamp duty and registration charges for the Lease Deed at the Collector Office, and the document was duly registered, confirming the Society's lawful leasehold rights over the said property. Based on the documents examined, it is evident that Samadhan Co-operative Housing Society Ltd. is the lawful and recognized lessee of Plot No. 27, CTS No. 19, Gorai 1, Borivali (West), under MHADA jurisdiction. Accordingly, the Society holds valid, marketable, and legally recognized leasehold title and is eligible to undertake self-development of the property under the provisions of the Maharashtra Co-operative Societies Act and MahaRERA Regulations.

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 Gorai Samadhan Co.op. Hsg. Society Ltd. is clear, marketable and without any encumbrances.

Owners of the Land

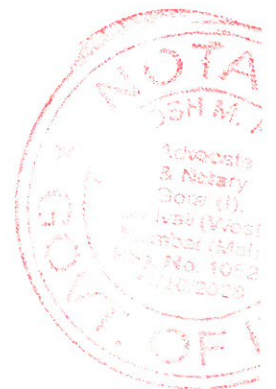
- 1) CTS/C.S. No. Plot No. 27 CTS No. 19/660 - Maharashtra Housing and Area Development Authority (MHADA) Lessee of the land
 - 2) CTS/C.S. No. Plot No. 27 CTS No. 19/660 - Gorai Samadhan Co.op. Hsg. Society Ltd.
 - 3) Qualifying comments/remarks if any
- 3 The report reflecting the flow of the title of the Gorai Samadhan Co.op. Hsg. Society Ltd on the said land is enclosed herewith as annexure.

(SANTOSH MAHADEO PITALE)

Notary, Advocate High Court

SANTOSH M. PITALE
Advocate & Notary
Govt. of India
10/D-8, Kalpataru Society,
Gorai (I), Borivali (West),
Mumbai - 400 092.

07 NOV 2025




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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. - No Mutation
- 3) Search report for 30 years from 1991 to till dated based on online search
- 4) Any other relevant title - No relevant title
- 5) Litigations if any – Nil Litigation

Date: **10th NOV 2025**


Advocate. **21/11/2025**

SANTOSH M. PITALE
Advocate & Notary
Govt. of India
10/D-8, Kalpataru Society,
Gorai (I), Borivali (West),
Mumbai - 400 092.