

JAY K.VAKIL, LL.M
ADVOCATE HIGH COURT, MUMBAI
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10-11-2025

TO,
MAHARERA
MUMBAI

TITLE REPORT

Sub: All that piece and parcel of plot of land bearing about 832.05 sq. mtrs. bearing Survey No.113(Part), City Survey No.352 (Part) of Village Hariyali together with the Building No.17 situated at Tagore Nagar, Vikhroli (East), Mumbai 400 083, within the District of Mumbai City and Sub- District of Mumbai Suburban (**hereinafter collectively referred to as the “Property”**).

I have investigated the title of the said plot on the request of **M/s PRITI INFRA BUILDERS LLP**(Developers) and following documents i.e.

DESCRIPTION OF THE PROPERTIES: -

All that piece or parcel of land admeasuring about 832.05 sq. mtrs. bearing Survey No.113(Part), City Survey No.352 (Part) of Village Hariyali together with the Building No.17 situated at Tagore Nagar, Vikhroli (East), Mumbai 400 083, Taluka Kurla, District Mumbai Suburban, State-Maharashtra.

THE DOCUMENTS OF ALLOTMENT OF PLOTS: -

- a) Maharashtra Housing Board (Board) was entitled to all that piece and parcel of land at Tagore Nagar, Vikhroli (East), Mumbai 400 083, the MHADA has developed and constructed the layout known as “Tagore Nagar” by dividing the property under its control and formed plots and constructed building on such plots. On one of such plot admeasuring about 832.05 sq. mtrs. (as per lease deed) from and out of Survey No.113 (part), City Survey No.352 (part), situated at Tagore Nagar, Village Hariyali, Taluka Kurla and within Mumbai Suburban District, within limits of Municipal Corporation of Greater Mumbai (MCGM) (**hereinafter referred to as “the said Original Plot”**), the said Board constructed being Building No.17 (**said building**) consisting of 32 tenements. The allottees of the tenements

in the said building have formed and registered a Co-operative Society namely **“TAGORE NAGAR NANDADEEP CO-OPERATIVE HOUSING SOCIETY LIMITED” (Society)** under Maharashtra Co-operative Societies Act, 1960. The said 32 tenements are owned and occupied by 32 members of the society and they are entitled to all benefits arising out of the 32 tenements.

- b) The said Board stood dissolved by operation of Section 15 of the Maharashtra Housing and Area Development Act, 1976 (**said Act**) and all properties, rights, liabilities and obligations have become property, rights, liabilities and obligation of Maharashtra Housing and Area Development Authority (**MHADA**) constituted under said Act, thus all rights, interest and obligation of the said Board were transferred to MHADA.
- c) By an Indenture of Lease dated 15/02/1994 registered in the office of the Joint Sub-Registrar, Kurla – 4, under Sr. No.P-1009/94 and executed between Maharashtra Housing and Area Development Authority therein and hereinafter referred to as **“the said MHADA”** of the One Part and TAGORE NAGAR NANDADEEP CO-OPERATIVE HOUSING SOCIETY LIMITED, therein and hereinafter referred to as **“the Society”** of the Other Part whereby the said MHADA demised unto the said Society, herein all and singular the land lying under and appurtenant to Building No.17, Survey No.113 and City Survey No.352 part), Village Hariyali, Taluka Kurla, MSD, Mumbai 400 083, (**hereinafter referred to as “the said Land”**).
- d) By a Deed of Sale dated 15/02/1994 Kurla – 4 under Sr. No.P1007/94 executed between Maharashtra Housing and Area Development Authority therein called **“the Authority”** of the One Part and the Society herein of the Other Part, the said MHADA transferred and conveyed unto the Society herein the Building consisting the flats of the members of the Society standing on the above referred land situated at Tagore Nagar, Vikhroli (East), Mumbai 400 083, for the consideration and upon the terms and conditions mentioned in the said Deed.
- e) By a Development Agreement dated 09/10/2006 made and entered into between TAGORE NAGAR NANDADEEP CO-OPERATIVE HOUSING SOCIETY LIMITED as the **“Society”** therein and M/S. SAMARTH KRUPA DEVELOPERS as the **“Developers”** therein, the Society therein granted development rights in

respect of the said land to the Developers therein, on the terms and conditions contained therein. The Development Agreement dated 09/10/2006 is duly registered with the office of Sub-Registrar of Assurances at Kurla vide Serial No.KRL-4/6205/2006 dated 09/10/2006.

- f) That certain differences and disputes arose between the Tagore Nagar Nandadeep CHS Ltd. and M/s. Samarth Krupa Developers as a result of which the matter was placed before the Sole Arbitrator and accordingly an award was granted on 16/03/2022 wherein the said Development Agreement dated 09/10/2006 stood cancelled and terminated.
- g) That by another Development Agreement dated 27/04/2022 made and entered into between TAGORE NAGAR NANDADEEP CO-OPERATIVE HOUSING SOCIETY LIMITED as the “Society” therein, M/S. PRITI INFRA BUILDERS as the “Developers” therein and Leelavati Mangaldas Panchal & 31 Ors as the “Members” therein, the Society therein granted development rights in respect of the said land and further authorizing the Developers to sell the surplus tenements of the sale component in the open market in their own name. The said Development Agreement dated 27/04/2022 is duly registered with the office of Sub-Registrar of Assurances at Kurla – 3 vide Serial No.KRL-3/7580/2022 dated 29/04/2022. Simultaneously, a duly registered Power of Attorney bearing Sr. No.KRL-3/7585/2022 dated 27/04/2022 was also executed by the Society in favour of the Developers.
- h) Thereafter, the said Developer informed the society to commence this project under M/s PRITI INFRA BUILDERS LLP , which was approved by the society and obtained the society permission vide their letter dated 25-10-2025.

7/12 EXTRACT

The extract pertaining to concerned Survey No. 113(Part), City Survey No.352 (Part) issued by Talathi of Village – Hariyali, Taluka – Kurla, MSD bearing Mutation Entry No.354 reflecting the name of MHADA.

SEARCH REPORT

The search report is issued by Mr. Sunil Nate dated 18/07/2025 for 30 years.

On perusal of the above mentioned documents, the names of the owners for Village Hariyali viz. MHADA is reflected in the latest property cards, and all other relevant documents relating to title of the said property is clear, marketable and without any encumbrances.

OWNER OF THE SAID PROPERTY

Maharashtra Housing Board (Board) is entitled to all that piece and parcel of land admeasuring about 832.05 sq. mtrs. bearing Survey No.113(Part), City Survey No.352 (Part) of Village Hariyali together with the Building No.17 situated at Tagore Nagar, Vikhroli (East), Mumbai 400 083, Taluka Kurla, District- Mumbai Suburban, State – Maharashtra.

There are no pending litigation/orders affecting the said Property in any Court of Law and/or the authorities.

QUALIFYING COMMENTS

The report reflecting the Title of **M/s PRITI INFRA BUILDERS LLP** is clear, marketable and without any encumbrances and the flow of the title of the said land is enclosed herewith as annexure.



Adv. Jay Vakil
MAH-3618/2012

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FLOW OF THE TITLE OF THE SAID PROPERTY

1. Mutation Entry No:- 354 for Village Hariyali.
2. Property Card of the society for C.T.S. No.352 (part), Village Hariyali.
3. Society Registration Certificate
4. The Award dated 16/03/2022 passed before the Sole Arbitrator in the matter of Arbitration.
5. Search Report dated 18-07-2025
6. Registered Re-Development Agreement Dated 27-04-2022
7. Registered Power of Attorney Dated 27-04-2022
8. A copy IOA/IOD Dated 14-08-2024


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