M. A. Saiyed
B.A., LL.B.
ADVOCATE & NOTARY
Asst. Govt. Pleader (O.S.) High Court, Bombay

Mumbai Off. : 18-B, Medows House, 3rd Floor, Tamrind Lane, N.M. Road, Fort, Mumbai - 23.
Navi Mumbai Off. : Shop No. 2, Suncity Apt., Near HP Petrol Pump, Plot No. 43, Sector - 44, Seawood, Nerul (W), Navi Mumbai - 400 706.
Tel. Off. : 2265 4157 • Email : kabirsaiyed@yahoo.com
Resi. : Noor House, Pally Pada, Trombay, Mumbai - 400 088 •Tel. : 2551 1583 • Mob. : 9322643378

Ref. No. : _____ Date : 30/01/2024

FORMAT-A

(Circular No.28/2021)

To
MahaRERA
Housefin Bhavan BKC, Bandra (East)
Mumbai-400051

LEGAL TITLE REPORT

Sub: **Title Clearance Certificate with respect to property being piece and parcel of plot of Land i.e. Land / Plot where Building JN-2/47 to 58 are situated on Plot No 16, Sector No 9, Vashi, Navi Mumbai, District Thane (hereinafter referred as the said property).**

I have investigated the Title of the said Land on the request of the Developers E. V. Homes Constructions Pvt. Ltd., and following documents i.e. :-

1. **DESCRIPTION OR PROPERTY**

All that piece and parcel of plot of Land i.e. Land / Plot where Building JN-2/47 to 58 are situated on Plot No 16, Sector No 9, Vashi, Navi Mumbai, District Thane.

2. **THE DOCUMENTS OF ALLOTMENE OF LANDS:**

a) Copy of Deed of Declaration by CIDCO Ltd dt. 6th August,1985 u/s 11 of Apartments Ownership Act 1970.

b) Copy of Letter of CIDCO Ltd being Ref No EMS/ALO/VS-II, Cond. No. 16 dated 08/08/1985 given to The Housing Commissioner for Filing of Declaration.

c) Copy of Deed of Lease dated 16/08/1985 between CIDCO Ltd & Ashok Ramchandra Shetye.

d) Copy of NMMC Letter bearing जा.क्र./नमुंमपा/सीविवा/अति/१४३१/२०१७, दिनांक: २१.०४.२०१७ of Building No. Jn-2/47 to 58 being Dangerous for Occupation.

e) Copy of Minutes of General Meeting dated 20/11/2011 for Decision of Redevelopment.

f) Copy of Minutes of Special General Meeting dated 24/03/2013 for selecting Builders/Developers E V Homes Constructions Pvt. Ltd., for Redevelopment of Buildings JN-2/47 to 58, on Plot No. 16, Sector-09, Vashi, Navi Mumbai- 400703.

g) Copy of CIDCO NOC Letter dated 11/04/2017 for Redevelopment given by CIDCO Ltd to the Secretary, Avani Apartment Owners Association.

h) Copy of CIDCO NOC Letter dated 09/07/2018 for extension for Redevelopment given by CIDCO Ltd to the Secretary, Avani Apartment Owners Association.

i) Copy of CIDCO NOC Letter dated 24/05/2019 for extension for Redevelopment given by CIDCO Ltd to the Secretary, Avani Apartment Owners Association.

j) Copy of Deed of Declaration dated 22/11/2018 given by Avani Co-Operative Housing Society Ltd. (Proposed) through its Promoter.

k) Copy of Society Registration Certificate dated 29/11/2018 of "Avani Co-Operative Housing Society Ltd".

l) Copy of Minutes of the Special General Body Meeting of the Society dt. 12th March, 2022 wherein it was resolved to confirm the appointment of E V Homes Constructions Pvt. Ltd. as Developers Builders for Redevelopment in the presence of authorized officer from the Office of Jt. Registrar Co-op. Societies (CIDCO).

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Ref. No. : _____ Date : _____

m) Copy of the Commencement Certificate dt. 27th September, 2023 granted by the Planning Authority i.e. NMMC.

n) Copy of Agreement for Redevelopment registered on dated 31st October, 2023 between Avani Co-Operative Housing Ltd. and E V Homes Constructions Pvt. Ltd.

PROPERTY RECORD

CIDCO Ltd., is the Lessor of the Plot of Land in Navi Mumbai. The name of the Society i.e. Avani Co-Operative Housing Society Ltd. is recorded for the said property before the Jt. Registrar Co-Operative Societies (CIDCO Ltd).

Search Report for 30 years from 1994 till 2023.

On perusal of the above-mentioned Documents and all other relevant documents relating to title of Avani Co-Operative Housing Society Ltd. is clear, marketable and without any encumbrances.

OWNERS OF THE LAND:

Avani Co-Operative Housing Society Ltd. for piece and parcel of plot of Land i.e. Land / Plot where Building JN-2-47 to 58 are situated on Plot No 16, Sector No 9, Vashi, Navi Mumbai, District Thane.

Date :

M A SAIYED
Asst. Government Pleader, High Court O S (Bom)