

ADV. JAGRUTI T. DESHMUKH

B.L.S. LL.B

ADVOCATE HIGH COURT

502, Sagar, Sagar Heritage, Thakkar Pada, Kalyan West, 421101.
Email: jagruti0970@gmail.com

To,
The MahaRERA
Housefin Bhavan,
Plot No C-21, E-Block,
Bandra-Kurla Complex,
Bandra (East),
Mumbai 400 51.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect the land bearing CTS No. 184 PT. admeasuring 777.47 Sq. Mtrs. situated, lying and being at Village: Ghatkopar, Taluka: Kurla, Building No. 90, The Pant Nagar Sunshine CHS Ltd., Pant Nagar, Ghatkopar East, Mumbai 400 075 (hereinafter referred to as "the said Plot").

Project: 90 Nirvaana

We have investigated the title of the said Plot on the request of the Promoter M/S Shreedham Developers and the following documents i.e.:

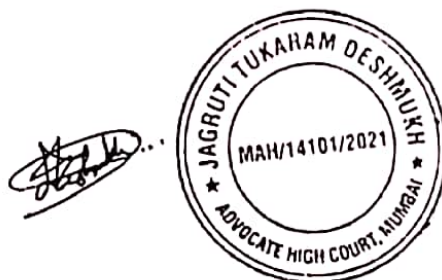
1. **Description of the property:**
Land bearing CTS No. 184 (Pt) admeasuring 777.47 Sq. Mtrs. situated, lying and being at Village: Ghatkopar, Taluka: Kurla, Building No 90, The Pant Nagar Sunshine CHS Ltd., Pant Nagar, Ghatkopar East, Mumbai 400 075.
2. **The documents of allotment of the said Plot:**
 - (a) Indenture of Lease dated 1st April, 1980, Maharashtra Housing and Area Development Authority (hereinafter referred to as MHADA)

[Signature]...



granted on Lease the described Property for 99 years to The Pant Nagar Sunshine CHS Ltd (hereinafter referred to as said Society), the Indenture of Lease dated 1st April, 1980 was duly registered with Sub Registrar of Assurance at Bandra East, Mumbai.

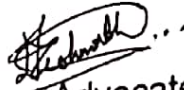
- (b) Deed of Sale dated 08/01/1987, MHADA sold, transferred and conveyed Building No. 90 lying on the described Property to the said Society, the Deed of Sale dated 8th January 1987 was duly registered with Sub Registrar of Assurance at Bandra East, Mumbai under Serial No. 7799.
- (c) Development Agreement dated 11th April, 2023, the Society granted the Re-development right of Building No 90 on the described Property to M/s. Shreedham Developers on terms and conditions therein, the Development Agreement dated 11th April, 2023 was duly registered with Sub Registrar of Assurance at Kurla 1 under Serial No KRL1/7025/2023
3. Latest Property Register Card issued by the office of the City Survey & Land Records, Mumbai City.
4. Search Report for 30 years from the year 1st Jan, 1993 to 31st Dec, 2022.
2. On perusal of the abovementioned documents and all other relevant documents relating to the title of the said Plot we are of the opinion that the title of the Promoter **M/S Shreedham Developers** is clear, marketable and without any encumbrances.
1. Owner of the said Plot : Maharashtra Housing and Area Development Authority
2. Qualifying comments/remarks, if any : As mentioned in Annexure
3. Co Promoter :- The Pant Nagar Sunshine CHSL



3. The report reflecting the flow of title of the owner and promoter on the said Plot is enclosed herewith as annexure.

Encl.: Annexure

Date: 24th June, 2023


Advocate

ANNEXURE

Report reflecting the flow of the title of the Owner and the Promoter

1. Registered Indenture of Lease dated 1st April, 1980, between Maharashtra Housing and Area Development Authority (hereinafter referred to as MHADA) and The Pant Nagar Sunshine CHS Ltd
2. Deed of Sale dated 8th January 1987, between Maharashtra Housing and Area Development Authority (hereinafter referred to as MHADA) and The Pant Nagar Sunshine CHS Ltd
3. Registered Development Agreement dated 11th April, 2023, between The Pant Nagar Sunshine CHS Ltd and M/s Shreedham Developers
4. As per the entries in the Property Register Card, the Maharashtra Housing and Area Development Authority is the owner of the said Plot.
5. Search Report Carried out on 20th June, 2023 from 1st Jan, 1993 to 31st Dec, 2022 in the office of Assurance Kurla for Period of 30 Years.

