DINESH CHANDRA
ADVOCATE

Office : 318, Sai Arcade,
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Mulund (West), Mumbai 400080
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dcmumbai81@gmail.com

Format –A
Circular No. 28/2021 dated 08-03-2021

To,
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
Housefin Bhavan,
Plot No. C – 21, E – Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400 051

LEGAL TITLE REPORT

Re : Title Clearance Certificate with respect of Plot of land District admeasuring **709.61** sq. mtrs. as per Lease Deed dated 30-09-1992) + tit bit area of **47.06** sq. mtrs.) (**709.61** sq. mtrs. as per Lease Deed dated 30-09-1992 + tit bit area of **43.59** sq. mtrs. as per MHADA Revised Layout) or thereabout bearing Survey No.**236-A** and correspondingly bearing CTS No.**184C (CTS No. 184(pt.) as per MHADA Revised Layout)** of Ghatkopar in the Registration Sub District of Bandra, Mumbai Suburban District, situated in 'N' Ward of Municipal Corporation of Greater Mumbai and in the Registration District and Sub Registration District of Mumbai ("**The Property").**

I have investigated the title of the abovesaid property on the request of **PANT NAGAR MAKARAND CO-OPERATIVE HOUSING SOCIETY LTD** ("**The Society**") and following documents i.e. :

1) Description of the Property.
2) The Lease Deed.
3) Property Register Card issued by CTS office.
4) Search Report for 30 years 1992 to 2023.

2. On perusal of the above mentioned documents and all other relevant documents relating to the title to the said property I am of the opinion that the title to The society is clear, marketable and without any encumbrances.

3. Owners of the Land bearing CTS No. 184/C (CTS No. 184(pt.) as per MHADA Revised Layout), Ghatkopar, Mumbai Suburban District. : **MHADA**.

4. The Report reflecting the flow of the tile of the Society on the said property is enclosed herewith as Annexure-A.

DINESH CHANDRA
Advocate

14 April 2023

Encl : Annexure –A.

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ANNEXURE-A
(Flow of Title of the said Property
Format –A
Circular No. 28/2021 dated 08-03-2021)

1. Registered **Deed of Lease** dated **30-09-1992** executed between **THE MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY** ("**MHADA**"), a statutory Corporation constituted under the Maharashtra Housing and Area Development Act,1976, (Mah.XXVIII of 1977) AND The Said Society, the MHADA given the said property the Plot of land bearing Survey **No.236A** and correspondingly bearing CTS No.**184C** of Ghatkopar in the registration sub district of Bandra Mumbai Suburban District, situated in 'N' Ward of Municipal Corporation of Greater Mumbai and in the Registration District and Sub Registration District of Mumbai to the said Society on lease for a period of for a period of 99 years.

2. Registered **Sale Deed** dated **30-09-1992** executed between **THE MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY**, a statutory Corporation constituted under the Maharashtra Housing and Area Development Act,1976, (Mah.XXVIII of 1977) AND the said society, the MHADA sold the Building constructed on the Plot of land bearing Survey No.236A and correspondingly bearing CTS No.184C of Ghatkopar in the registration sub district of Bandra Mumbai Suburban District, situated in 'N' Ward of Municipal Corporation of Greater Mumbai and in the Registration District and Sub Registration District of Mumbai.

3. Registered **Development Agreement** dated 27th January 2023, the said Society granted the development rights for redevelopment in respect of the said property to **D. D. INFRA**, a partnership firm called "**Said Developers**", upon terms, conditions, covenants and stipulations as contained therein. The said Agreement for Development has been registered with Sub Registrar of Assurances at Kurla / Mumbai under Sr.No.KRL1-1887-2023 dated 27-01-2023.

4. Registered **Power of Attorney dated** 27th January 2023 in favour of the Partners of the said Developers in respect of the said property and registered with Sub Registrar of Assurances at Kurla / Mumbai under Sr.No.KRL1-1889-2023 dated 27-01-2023 thereby granting powers to the said Developers to enter upon the said property and develop the same as per the powers as specified in the aforesaid Power of Attorney.

5. Search Report dated 06-04-2023 issued by Vikas Kamble, Search Clerk ("**Search Report**").

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of the lease hold Plot of land situate and lying underneath and appurtenant to Building No.104 having Ground and Three Storeyed structure situated at Survey No.236A and

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correspondingly bearing CTS No.184C (CTS No. 184(pt.) as per MHADA Revised Layout) of Ghatkopar in the registration sub district of Bandra Mumbai Suburban District admeasuring **709.61** sq. mtrs. as per Lease Deed dated 30-09-1992) + tit bit area of **47.06** sq. mtrs. (**709.61** sq. mtrs. as per Lease Deed dated 30-09-1992 + tit bit area of **43.59** sq. mtrs. as per MHADA Revised Layout) or thereabout, situated in 'N' Ward of Municipal Corporation of Greater Mumbai bearing Property Assessment No. NX0308030010000 at Sant Dnyaneshwar Marg Ghatkopar (East) Mumbai 400 075 and bounded as follows :-

On or towards the North	: Building No. 103
On or towards the South	: Encroached Area
On or towards the East	: 40`-0" wide road
On or towards the West	: Nallah.

Dated This 14th Day of April 2023

DINESH CHANDRA
Advocate

Place : Mumbai

Copy to :

D. D. INFRA
Office B – 515, Kanara Business Center,
Opp. Ghatkopar Andheri Link Road,
Behind Everest Garden Building,
Ghatkopar (East), Mumbai – 400075