GANGAN LEGAL ASSOCIATES

ADVOCATES HIGH COURT, LEGAL ADVISORS & CONSULTANTS

Adv. Vijay G. Gangan
E : vijay@ganganlegal.com
M : +91 9820028532

Adv. Nikeeta V. Gangan
E : nikeeta@ganganlegal.com
M : +91 9819868452

FORMAT – A
(Circular No. 28/2021)

To
MahaRERA
Housefin Bhavan, Near RBI
E Block, Bandra Kurla Complex
Bandra East, Mumbai – 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with of for the piece or parcel of land or ground along with the building and other structures standing thereon known as "Malad Webb Apartment Co-operative Housing Society Limited" bearing Survey No. 382, Hissa Number. 1/2, CTS No. 762-C and 762-1C, 2C and 3C admeasuring about 450.50 Sq. Mtrs. along with road set back area 42.50 square meters and thereabout in 'P Ward of the Municipal Corporation of Greater Mumbai situated and lying at:, Brahman Sabha Marg, Malad (West), Mumbai – 400064, Village – Malad (South), Taluka Borivali, Mumbai Suburban District.

I have investigated the title of the said plot on the request of M/s. Nee-Raa Enterprises and following documents i.e.:-

1) **Description of the property :**
All that piece or parcel of land or ground along with the building and other structures standing thereon known as "**Malad Webb Apartment Co-operative Housing Society Limited**" bearing Survey No. 382, Hissa Number. 1/2, CTS No. 762-C and 762-1C, 2C and 3C admeasuring about 450.50 Sq. Mtrs. along with road set back area 42.50 square meters and thereabout in 'P Ward of the Municipal Corporation of Greater Mumbai situated and lying at:, Brahman Sabha Marg, Malad

Vgangan

www.ganganlegal.com

D-44 Gajanan Vijay CHSL, Plot No. 437, Behind Saraswat Co-op Bank Ltd, Sector 4, Charkop, Kandivali (W), Mumbai - 400 067.

Scanned with OKEN Scanner

Adv. Vijay G. Gangan
E : vijay@ganganlegal.com
M : +91 9820028532

Adv. Nikeeta V. Gangan
E : nikeeta@ganganlegal.com
M : +91 9819868452

(West), Mumbai – 400064, Village – Malad (South), Taluka Borivali, Mumbai Suburban District.

2) **The documents of allotment of plot**
   a) Development Agreement dated 02.02.2022.
   b) Power of Attorney dated 02.02.2022.
3) Property cards issued by City Survey Office, Malad dated 13.12.2019 mutation entry number 990.
4) Search report for 30 years from 1993 till 2022.

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 **Land Owner Malad Webb Apartment Co-operative Housing Society Limited** and developer rights given to **Developer M/s. Nee-Raa Enterprises** is clear, marketable and without any encumbrances.

The Developer M/s. Nee-Raa Enterprises are entitled to carry out Construction of building of Malad Webb Apartment C.H.S. Ltd., on their land and to sell on ownership basis has the premises coming to their share in the said building as specified herein above in this Certificate and to appropriate to them Sell the sale proceed so received from such punchers.

Qualifying comments/remarks if any : NO

The report reflecting the flow of the title of the **Land Owner Malad Webb Apartment Co-operative Housing Society Limited** and **Developer M/s. Nee-Raa Enterprises** on the said land is enclosed herewith as annexure.

GANGAN LEGAL ASSOCIATES MAH-LF-326/2022

Date this 25th day of July 2023

(Vijay G. Gangan)
Advocate High Court

Scanned with OKEN Scanner

GANGAN LEGAL ASSOCIATES
ADVOCATES HIGH COURT, LEGAL ADVISORS & CONSULTANTS

Adv. Vijay G. Gangan
E : vijay@ganganlegal.com
M : +91 9820028532

Adv. Nikeeta V. Gangan
E : nikeeta@ganganlegal.com
M : +91 9819868452

FORMAT – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) Property Card extract as on 13.12.2019.

2) Mutation Entry No. 990 as per Property Card extract.

3) Search report for 30 years from 1993 Taken from Sub-Registrar' office at Mumbai Suburban District for Revenue Village Malad.

4) Any Other relevant Title :

By and under a Development Agreement dated 02.02.2022, made between the MALAD WEBB APARTMENT CHS LTD.; a co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 having registration No. **BOM/WP/HSG/TC/6688 of 1992-93** dated **08-09-1992** of the First Part, and **M/s. NEE-RAA ENTERPRISES**, a Company registered under the partnership Act having their office at Office at 4 & 5, Acme Shopping Arcade, Ground Floor, Cinestar Compound, Trikamdas Road, Kandivali (West), Mumbai – 400 067 of the Second Part, and Smt. Snehal Vilas Chitale and Others, therein called the Members of the Third Part, the said Society with the consent and confirmation of the Members of the said Society has granted the rights of Developments and other rights in respect of the said Property in your favour inter alia to demolish the said Building and to construct a new building on the said Plot of Land by consuming/utilizing the F.S.I. available in respect of the said Plot of the Land and T.D.R. thereon at or for the consideration and upon the terms and conditions mentioned. Under the said Agreement dated 02.02.2022, **M/s. NEE-RAA ENTERPRISES** are entitled to sell the flats (except 12 flats to be provided to the existing members of the said Society as mentioned therein) to the prospective purchasers thereof. The said Development Agreement is registered with the

Vganganl.

Scanned with OKEN Scanner

Adv. Vijay G. Gangan
E : vijay@ganganlegal.com
M : +91 9820028532

Adv. Nikeeta V. Gangan
E : nikeeta@ganganlegal.com
M : +91 9819868452

office of the Sub-Registrar of Assurances at Borivali-5 under serial No.BRL-5/1793 of 2022 and Power of Attorney is registered with the office of the Sub-Registrar of Assurances at Borivali-5 under serial No.BRL-5/1793 of 2022 on 02.02.2022

5) Details of encumbrances recorded.
I have relied on the representation made by the developer to us confirming and stating that there is no litigation/s pending in respect of the property before any court of law or before any authority (Judicial or otherwise).

GANGAN LEGAL ASSOCIATES MAH-LF-326/2022

Date this 25th day of July 2023

(Vijay G. Gangan)
Advocate High Court

Scanned with OKEN Scanner