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FORMAT – A

(Circular No.:- 28/2021)

To,

The Maharashtra Real Estate Regulatory Authority

Bandra Kurla Complex,

Bandra (East),

Mumbai: 400 051

LEGAL TITILE REPORT

SUB: Title Clearance Certificate with respect to all that piece and parcel of the land admeasuring 1128 square meters or thereabouts bearing Survey No. 39 (Part), 40 (Part) and 41(Part) corresponding to CTS No. 1C/2/77, Village: Kandivali, Taluka: Borivali being part of the Board's Land in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, being lying and situated at Plot No. 114, Road No. RSC-II, Near Shivam Hospital, Sector 2, Kandivali (West), Mumbai: 400067, assessed to Municipal

Chamber: Building A, Room No.9, Bhagat Colony, Irani Wadi, Road No.3, Kandivali (West), Mumbai: 400067.

Contact: +91-9768047281/ +91-836281542 **Email: akassociates1508@gmail.com**

Taxes under "R" South Ward of MCGM (hereinafter referred to as **"the Said Property"** for the sake of brevity)

Dear Sir/ Madam,

We have investigated the title of the Said Property on the request of **1) M/s. Shreeji Developers**, having its office at 1st Floor, Shreeji Atlantis, Gautam Buddha Marg, Opp. Orlem Church, Off Marve Road, Malad (West), Mumbai: 400064 and **2) Charkop Power Gas Staff Co-operative Housing Society Limited (Crystal Green)** having address at Plot No.114, Road No. RSC-II, Near Shivam Hospital, Sector 2, Kandivali (West), Mumbai: 400067 perused following documents:-

1. **DESCRIPTION OF THE PROPERTY:**

   All that piece and parcel of the land admeasuring 1128 square meters or thereabouts bearing Survey No. 39 (Part), 40 (Part) and 41 (Part) corresponding to CTS No. 1C/2/77, Village: Kandivali, Taluka: Borivali being part of the Board's Land in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, being lying and situated at Plot No. 114, Road No. RSC-II, Near Shivam Hospital, Sector 2, Kandivali (West), Mumbai: 400067, assessed to Municipal Taxes under "R" South Ward of MCGM.

2. **THE DOCUMENTS OF ALLOTMENT OF PLOT:**

   a) Agreement of Lease dated 30th July 1986 entered between Maharashtra Housing and Area Development Authority and Charkop Power Gas Staff Co-operative Housing Society Limited (Crystal Green).

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b) Development Agreement dated 22nd December 2021 registered with Sub-Registrar of Assurance at Mumbai bearing registration No.BRL-7/10389 of 2021.

c) Power of Attorney dated 29th December 2021 registered with Sub-Registrar of Assurances at Mumbai bearing registration No. BRL-7/10689 of 2021.

d) Property Card dated 02nd August 2019

e) Public Notice dated 27th March 2022

f) Search Report dated 18th March 2022

3. **PROPERTY REGISTRATION CARD:**

Latest Property Registration Card issued by the City Survey Office, Bandra, Mumbai Suburban District dated 2nd August 2019.

4. **MUTATION ENTRY:**

Latest Mutation Entry No. 872 dated 15th December 2015

5. **SEARCH REPORT:**

Latest Title Search Report dated 18th March 2022 for last 30 years from 1993 to 2022.

On perusal of the above mentioned documents and all other relevant documents relating to title of the Said Property, we are of the opinion that the title of M/s. Shreeji Developers and Charkop Power Gas Staff Co-operative Housing Society Limited (Crystal Green) in respect of the Said Property is clear, marketable and without any encumbrances.

6. Owner of the Said Property: Maharashtra Housing and Area Development Authority.

   Lessee of the Said Property – Charkop Power Gas Staff Co-operative Housing Society Limited (Crystal Green).

7. Qualifying Comments/ remarks if any - No

The report reflecting the flow of the title of the M/s. Shreeji Developers and Charkop Power Gas Staff Co-operative Housing Society Limited (Crystal Green) to the Said Property is enclosed herewith as annexure.

A. K. ASSOCIATES

Partner

AK ASSOCIATES
Advocates and Legal Consultants

Encl: Annexure

Date: 17th May 2023

PS: The above Title Report is issued on instructions and the copies of the documents provided for perusal and is an opinion expressed on the same.

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FLOW OF THE TITILE OF THE SAID PROPERTY

Sr. No.	Particulars
1.	Maharashtra Housing Area And Development Authority (hereinafter referred to as **"MHADA"** for the sake of brevity) was absolutely seized and possessed of or otherwise well and sufficiently entitled to and the owner of all that piece and parcel of the land admeasuring 1128 square meters or thereabouts bearing Survey No. 39 (Part), 40 (Part) and 41 (Part) corresponding to CTS No. 1C/2/77, Village: Kandivali, Taluka: Borivali being part of the Board's Land in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, being lying and situated at Plot No. 114, Road No. RSC-II, Near Shivam Hospital, Sector 2, Kandivali (West), Mumbai: 400067, assessed to Municipal

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Taxes under "R" South Ward of MCGM.

2. MHADA vide its scheme of Construction, Allotment and Sale of tenements generally known as S.C.S. Scheme, constructed buildings on the Said Property (hereinafter referred to as "**the Said Old Buildings**" for the sake of brevity).

3. MHADA upon constructions of the Said Old Buildings allotted Flats therein to various purchasers. The Flat Purchasers of the Said Old Buildings have formed the Housing Co-operative Society namely Charkop Power Gas Staff Co-operative Housing Society Limited (Crystal Green) (herein after referred to as "**the Said Society**" for the sake of brevity) under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing registration No. BOM (W-R) HSG/TC/1798/85-86 dated 20th February 1986.

4. By and under Deed of Lease dated 30th July 1986, MHADA has leased out the Said Property along with structures standing thereon in favour of the Said Society for a period of 90 years with effect from 30th July 1986 on the terms, fees and conditions mentioned therein.

5. Earlier, the Said Society comprising of 24 residential flats in the Said Old Building consisting of ground plus 6 floors structure. By and under Development Agreement dated 22nd December 2021 duly registered with Sub-Registrar of Assurances at Borivali – 7 under Serial No. BRL-

7/10389 of 2021, the Said Society and its Members has granted development rights in respect of the Said Property along with the structures standing thereon in favour of M/s. Shreeji Developers.

6. Accordingly, the Said Society has also executed a Power of Attorney dated 29th December 2021 duly registered with Sub-Registrar of Assurances at Borivali – 7 under Serial No.BRL-7/10689 of 2021 specifically empowering Mr. Nimesh Desai and Mr. Bhushan K. Patil of M/s. Shreeji Developers to carry out redevelopment of the Said Property along with the structures standing thereon.

7. M/s. Shreeji Developers issued Public Notice dated 27th March 2022 inviting objections from the general public in respect of the redevelopment of the Said Property. As represented by M/s. Shreeji Developers, no objection has been received till date.

8. Latest Property Card dated 02nd August 2019.

9. Latest Search Report dated 18th March 2022 for 30 years through search clerk Mr. Chandrakant Chavan in the office of the Sub-Registrar of Assurance Mumbai (manual records) from the year 1993 to 2022 and at the office of Sub-Registrar of Assurances at Bandra (manual records) from the year 1993 to 2022 and at the office of Sub-Registrar of Assurance at Goregaon (manual records) from the year 1995 to 2022 and at the office of Sub-Registrar of Assurances at Goregaon and

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Borivali – 1, 2, 3, 4, 5, 6, 7, 8 and 9 (computer records) from the year 2002 to 2022, it is found that there are no any adverse entries to the title of M/s. Shreeji Developers and in respect of the Said Property.

10. Any other relevant title : Not Found

11. Litigations if any : Not found

Dated this 17th day of May 2023

A. K. ASSOCIATES

Partner

AK ASSOCIATES
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