S. P. PANDEY

ADVOCATE HIGH COURT MUMBAI

OFFICE: Pareira Compund, Shop NO. 3, Gaondevi Road, Poisar, Kandivali (West), Mumbai – 400 067
RESIDENCE: B/104, Charkop Vaibhav Co-op. Hsg. Soc. Ltd, Sector-1, Plot No. 256, Charkop, Dr. Ambedkar Road, Above Disha Hotel, Kandivali (W), Mumbai - 400067

Date: 13th April 2023

FORMAT- A
(Circular No:- 28/2021)

To,
Maharashtra Real Estate Regulatory Authority,
3rd Floor, A-Wing, Slum Rehabilitation Authority,
Administrative Building, Anant Kanekar Marg,
Bandra (East), Mumbai – 400 051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot bearing C T S No. 260/A/2, situated at Natwar Nagar Road No. 5, Village Mogra, Taluka Andheri, in the registration District and Sub-District of Mumbai City and Mumbai Suburban, Jogeshwari (East), Mumbai – 400 060, admeasuring 509.78 sq. meters coupled with the proportionated set back area benefits to the extent of 96.89 sq. meters affected under D. P. Road, or thereabouts. ("hereinafter referred to as the said Plot"

I have investigated the title of the said plot on the request of M/s. Poddar Realty India Pvt Ltd situate at above mentioned address and following documents i.e.

1) **Description of the Property:** Plot bearing C T S No. 260/A/2, Natwar Nagar Road No. 5, Village Mogra, Taluka Andheri, in the registration District and Sub-District of Mumbai City and Mumbai Suburban, Jogeshwari (East), Mumbai – 400 060 admeasuring 509.78 sq. meters coupled with the proportionated set back area benefits to the extent of 96.89 sq. meters affected under D. P. Road, or thereabouts.

2) **The Documents of Allotment of Plot:** By virtue of a duly adjudicated, stamped and registered Deed of Conveyance (Deemed/Unilateral) dated 19th November, 2019, Registration No. BADAR/18/15249/2019 and Deed of Rectification dated 15th March 2022 bearing Registration No. BADAR/18/4725/2022, executed by Mr. K. D.

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Jebale, the District Deputy Registrar Co-operative Societies (3), Mumbai and the Competent Authority, as per the powers conferred upon him U/s. 5A of the Maharashtra Ownership Flats, (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 on behalf of (1) Mrs. Jainabai Fakir Mohammed Patel; (2) Mr. Fakir Mohamed Jainuddin Patel; (3) Mr. Adam Jainnuddin Patel; and (4) Mr. Hirabai Jainnuddin, therein collectively referred to as "the Vendors" of the First Part and also on behalf of (5) M/s. Malkani Construction Company, therein referred to as "the Confirming Party" of the Second Part; and (6) M/s. Bhuvaneshwari Builders, therein referred to as "the Developers" of the Third Part in favour of Venus Co-operative Housing Society Limited (Formerly known as Bin-Bin Co-operative Housing Society Limited, therein referred to as "the Society" of the Fourth Part (i.e. the Society herein), the said District Deputy Registrar Co-operative Societies (3), Mumbai and the Competent Authority have duly conveyed, granted and assigned to, unto & in favor of the Society herein, all the ownership right, title and interest, to and in respect of a Plot of Land, admeasuring 509.78 sq. meters coupled with the proportionated set back area benefits to the extent of 96.89 sq. meters affected under D. P. Road,

3) Property Card issued by City Survey Office, Mumbai mutation entry dated 28.09.2022 showing the name of Venus Co-op. Housing Society Ltd (Formerly known as Bib Bin Co-op. Housing Society Ltd).

4) Search Report for 40 years from 1975 to 2014 by Rakesh Pawar, Search Clerk and Search Report for 10 years from 2014 to 2023 by Manoj N Satam, Title Investigator.

5) a. Registration Certificate of the Society.
   b. Registered Deed of Conveyance (Deemed/Unilateral) dated 19th November, 2019, bearing Registration No. BADAR/18/15249/2019 executed between Mr. K. D. Jebale, the District Deputy Registrar Co-operative Societies (3), Mumbai and the

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Competent Authority, as per the powers conferred upon him U/s. 5A of the Maharashtra Ownership Flats, (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 on behalf of (1) Mrs. Jainabai Fakir Mohammed Patel; (2) Mr. Fakir Mohamed Jainuddin Patel; (3) Mr. Adam Jainnuddin Patel; and (4) Mr. Hirabai Jainnuddin, therein collectively referred to as "the Vendors" of the First Part and also on behalf of (5) M/s. Malkani Construction Company, therein referred to as "the Confirming Party" of the Second Part; and (6) M/s. Bhuvaneshwari Builders, therein referred to as "the Developers" of the Third Part in favour of Venus Co-operative Housing Society Limited (Formerly known as Bin-Bin Co-operative Housing Society Limited,

c. Duly adjudicated, stamped and registered Deed of Rectification dated 15th March 2022 bearing Registration No. BDR/18/4725/2022.

d. The Resolution of the Society of the said Special General Body Meeting held on 29th December 2021 and perused all the Resolutions passed by the Society from time to time.

e. The Society granted the Development Rights to **PODDAR REALTY INDIA PVT LTD** through its Directors Mr. Yash Poddar & Mr. Mahendra Poddar vide Development Agreement dated 31st March 2022 duly executed and registered on 20th May 2022 vide Registration No. BDR17-6767-2022 to develop the said property.

f. Supplementary Cum Rectification Development Agreement dated 14th October 2022 duly executed and registered on 14th November 2022 bearing Registration No. BDR17-14799-2022.

f. Property Card showing the name of Venus Co-opertaive Housing Society Ltd (Formerly known as Bin Bin Co-op. Housing Society Ltd).

g. There is no case against Venus Co-op. Housing Society Ltd.

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 the Society Venus Co-operative Housing Society Ltd (Owner) and Poddar Realty India Pvt Ltd (Developer) is clear, marketable and without any encumbrances.

Owners of the Land:

1. Owner, Venus Co-operative Housing Society Limited, C T S No. 260/A/2

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2. Venus Co-operative Housing Society Limited has given development rights to Poddar Realty India Private Limited vide Resolution dated 29th December 2021and duly executed and Registered Development Agreement dated 31st March 2022 duly executed and registered on 20th May 2022 vide Registration No. BDR17-6767-2022, Supplementary Cum Rectification Development Agreement dated 14th October 2022 duly executed and registered on 14th November 2022 bearing Registration No. BDR17-14799-2022. to develop the said property.

The Report reflecting the flow of the title of the said land is enclosed herewith as Annexure.

Enclosed Annexures

Date: 13th April 2023

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FORMAT- A
(Circular No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No:-

1) P. R. card as on date of Application for Registration showing the name of Venus Co-operative Housing Society Limited.
2) Mutation Entry dated 28.09.2022 showing the name as Venus Co-operative Housing Society Limited as Owner of the Plot.
3) Search Report for 40 years taken from Sub-Registrar's office at Mumbai from 1975 to 2014 by Rakesh Pawar, Search Clerk and Search Report for 10 years taken from Sub-Registrar's office at Mumbai from 2014 to 2023 by Manoj N Satam, Title Investigator.
4) Development Agreement dated 31st March 2022 wherein Venus Co-operative Housing Society Ltd has granted Development Rights to M/s. Poddar Realty India Pvt. Ltd through its Director Mr. Yash Poddar and Mr. Mahendra Poddar duly executed and

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registered on 20th May 2022 vide Registration No. BDR17-6767-2022 to develop the said property.

5) Supplementary Cum Rectification Development Agreement dated 14th October 2022 duly executed and registered on 14th November 2022 bearing Registration No. BDR17-14799-2022.

Date: 13th April 2023

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