

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

LEGAL TITLE REPORT

Re: Title Certificate with respect to all that piece and parcels of land area admeasuring 829.74 square Meters or thereabout together with the structure standing thereon known as "Kannamwar Nagar Salokha Co-operative Housing Society Ltd." (hereinafter referred as Said Society") and land bearing Survey No. 113 (Pt.) and C.T.S. No. 356 (Pt.) of Village Hariyali, Taluka Kurla, District Mumbai Suburban situated at Kannamwar Nagar, Vikhroli (East), Mumbai - 400083. ("said Property").

- A. At the request of our client **M/S. PRAGATI DEVELOPERS**, a partnership firm registered under the Indian Partnership Act 1932 and having its registered office at 101, 1st Floor, J. K. Chambers, Plot No. 76, Sector-17, Vashi, Navi Mumbai-400703 ("**Promoter**"), I have investigated the title of the Promoter to develop all that piece and parcels of land admeasuring 829.74 Square Meters or thereabouts, and bearing Survey No. 113 (Pt.) and C.T.S. No. 356 (Pt.) ("**said Land**") together with building known as "Kannamwar Nagar Salokha Co-operative Housing Society Ltd.", comprising ground plus four upper floors, having 40 (Forty) flats of different configuration, situated in the compound of the old building, situated at Kannamwar Nagar, Vikhroli (East), Mumbai - 400083 more particularly described in the Schedule hereunder written (collectively "**said Property**"). The MHADA has approved the re-development of the said Property being implemented by the Developers. The Promoter has acquired the rights to re-develop the said Property. I have issued a Title Certificate of even date in favour of Promoter certifying the rights of the Promoter to re-develop the said Property as clear and marketable and free from reasonable doubts.
- B. In accordance with the format of the Legal Title Report prescribed by this Hon'ble Authority vide Circular No.28/2021, the summary of our title investigation is as under :-



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1. Description of the said Property:

The description of the said Property is more particularly described in the Schedule hereunder written.

2. Documents of allotment of the said Property:

The chain of title deeds that has culminated in the Promoter having acquired the rights to re-develop of said Property are as under :

- (i) Indenture of Deed of Lease dated 13th August, 2021 duly registered at the office of the Sub-Registrar of Assurances at Kurla-1 under Serial No. KRL-1/12641/2021. ("Lease Deed");
- (ii) Deed of Sale dated 13th August, 2021 duly registered at the office of the Sub-Registrar of Assurances at Kurla-1 under Serial No. KRL-1/12642/2021. ("Sale Deed");
- (iii) Development Agreement dated 08th March, 2022 duly registered at the office of the Sub-Registrar of Assurances at Kurla-1 under Serial No. KRL-1/3952/2022. ("Development Agreement");
- (iv) Power of Attorney dated 08th March, 2022 duly registered with the office of the Sub-Registrar of Assurances at Kurla-1 under Serial No. KRL-1/3953/2022. ("Power of Attorney");
- (v) Intimation of Approval (IOA) for Zero FSI dated 01st February, 2023 bearing by reference no. MH/EE/BP Cell/GM/MHADA-9/1239/2023 Dated- 01st February, 2023 issued by MHADA to Kannamwar Nagar Salokha Co-operative Housing Society Ltd.;
- (vi) Commencement Certificate dated 13th September, 2023 bearing by reference no. No. MH/EE/(BP)/GM/MHADA-9/1239/2023/CC/1/New Dated 13th September, 2023 issued by MHADA to Kannamwar Nagar Salokha Co-operative Housing Society Ltd.;
- (vii) Title Search report dated 03rd October, 2023; and
- (viii) Property Register Card.

3. 7/12 Extracts, Mutation Entries and Property Cards:

The Property Register Card of the said Land is standing in the name of the Kannamwar Nagar Salokha Co-operative Housing Society Ltd., as holder of the said Land.



4. Searches in the Offices of the Sub-Registrar of Assurances

For the purpose of issuing this Report, I have also caused search of the said Property in the offices of concerned Sub-Registrar of Assurances for last 30 (Thirty) years i.e. for the period from 1994 till date hereof through Search Clerk Mr. Suraj B. More, who has furnished the Search Report dated 03rd October, 2023. No encumbrances on the said Property have been found in the said Search Report.

- C. On perusal of the above mentioned documents and other documents set out in my more detailed Title Certificate of even date, and based on the steps and observations as set out in my Title Certificate, I am of the opinion that the Promoter is entitled to re-develop the said Property under Development Agreement dated 08th March, 2022 duly registered at the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL-1/3952/2022 dated 08/03/2022 and that the rights of the Promoter to re-develop the said Property is clear and marketable and free from any encumbrances and the Promoter is further entitled to sell, transfer and dispose of the Free Sale Component (as defined in the Development Agreement) to any person on such terms and conditions as my client may deem fit and proper.
- D. The report reflecting the flow of title of the Developer to re-develop the said Property is more particularly set out in my Title Certificate of even date annexed herewith as annexure.

Encl : Annexure.

Date : 10/10/2023



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FLOW OF THE TITILE OF THE SAID LAND

Sr. No.

- 1) P. R. Card reflects the name of the said society as on date of application for registration.
- 2) Mutation Entry No. - Nil.
- 3) Owner of the land - Kannamwar Nagar Salokha Co-operative Housing Society Ltd., Survey No. 113 (Pt.) and C.T.S. No. 356 (Pt.) of Village Hariyali, situated at Kannamwar Nagar, Vikhroli (East), Mumbai - 400083.
- 4) Search report for 30 years from Mr. Suraj B. More, search clerk taken from Sub Registrar office at Kurla 1,2,3,4,5 (Village: Hariyali)
- 5) Any other relevant title - Nil
- 6) The said property has no litigations as on date of this application.

Dated : 10/10/2023

