

638/23

15.9.2023

FORMATE- A
(Circular No. 28/ 2021)

To,
Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, Housefin Bhavan
Plot No. C-2, E-Block,
Bandra Kurla Complex,
Bandra (East), Mumbai 400 051

LEGAL TITLE REPORT

Sub.: Title Certificate with respect to ALL THAT piece or parcel land bearing Plot No 32 Survey No 70 Hissa No 3, Admg. 463.6 sq.mtrs. C.T.S. No.95 or thereabout, situated at Pahadi Goregaon, TOGETHER WITH the building known as Pandurangwadi Laxmi Niwas Co. Op. Housing Society Ltd. a Society duly registered under the provisions of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and governed by Maharashtra Co-operative Societies Act, 1960 and its Rule 1961 and is bearing its Reg. No. BOM/HSG/P /8589 of 1982 dated 01.10.1982 and having its registered address at Plot No. 32, Pandurangwadi Road No. 4, Goregaon (East), Mumbai 400 063 (hereinafter referred as " the said Property").

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We have investigated the title of the said Plot on the request of Pandurangwadi Laxmi Niwas Co-op.Hsg. Soc.Ltd. a Society duly registered under the provisions of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and governed by Maharashtra Co-operative Societies Act, 1960 and its Rule 1961 and is bearing its Reg. No. BOM/HSG/P /8589 of 1982 dated 01.10.1982 and having its registered address at Plot No. 32, Pandurangwadi Road No. 4, Goregaon (East), Mumbai 400 063 and following documents i.e:



1. DESCRIPTION OF THE PROPERTY:

ALL THAT piece or parcel land bearing Plot No 32 Survey No 70 Hissa No 3, Admg. 463.6 sq.mtrs. C.T.S. No.95 or thereabout, situated at Pahadi Goregaon, TOGETHER WITH the building known as Pandurangwadi Laxmi Niwas Co. Op. Housing Society Ltd. a Society duly registered under the provisions of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and governed by Maharashtra Co-operative Societies Act, 1960 and its Rule 1961 and is bearing its Reg. No. BOM/HSG/P /8589 of 1982 dated 01.10.1982 and having its registered address at Plot No. 32, Pandurangwadi Road No. 4, Goregaon (East), Mumbai 400 063 (hereinafter referred as " the said Property")

2. DOCUMENTS OF ALLOTMENT:

- i) By way of Deed Conveyance Deed dated 25.05.1983 wherein Ramji Bhai Keshavji Panchi conveyed piece and parcel of land or ground along with building/ structure standing on the said Property bearing Survey No 70 Hissa No 3 C.T.S. No.95 of Village Pahadi Goregaon (East), Taluka Borivali area admeasuring 463.6 Sq.Mtrs. lying and situated at Plot No. 32, Pandurangwadi Road No.4. Goregaon (East , Mumbai 400 063 in favour of Pandurangwadi Laxmi Niwas Co-op. Housing Society Ltd.
- ii) By way of Development Agreement dated 18.04.2019 M/s.Pandurangwadi Laxmi Niwas Co.Op. Housing Society Ltd. Through its Chairman Mrs. Ranjana Moreshwar Kulkarni, Secretary Mr. Ganesh Ramesh Shirgaonkar, Treasurer Mrs. Jyoti S. Chavan & 13 Others granted development rights to M/s M. P. Space Dynamics Pvt. Ltd. Through its Director Mr. Manoj Manohar Patankar .



3. **7/12 EXTRACT OR PROPERTY REGISTRATION CARD ISSUED BY CITY SURVEY OFFICE:**

As per Property Card of the said property is Land bearing Plot No 32 Survey No 70 Hissa No 3, Admg. 463.6 sq.mtrs. C.T.S. No.95 or thereabout, situated at Pahadi Goregaon.

4. **SEARCH REPORT FOR 30 YEARS.**

Search Report years from 1994 to 2023 (30 years), Original Search Receipt No.1113026598/2023 Dt. 10/08/2023 at Bandra & Borivali.

On perusal of the above mentioned documents and all other relevant documents relating to tile of the said Property we are of the opinion that the title M/s M.P. Space Dynamics Pvt. Ltd. through its Director Mr.Manoj Manohar Patankar in respect said Property, is clear and marketable and without any encumbrances.

OWNER OF THE LAND :

M/s.Pandurangwadi Laxmi Niwas Co.Op. Housing Society Ltd. Ltd. is the sole owner of Plot No 32 Survey No 70 Hissa No 3 C.T.S. No 95 of Village Pahadi Goregaon Taluka Borivali registration Dist & sub Dist Mumbai.

M/s M.P. Space Dynamics Pvt. Ltd. through its Director Mr.Manoj Manohar Patankar are developers of the said plot and derived a good, clear and marketable title in respect of Land of M/s.Pandurangwadi Laxmi Niwas Co.Op. Housing Society Ltd. is the sole owner of Plot No 32 Survey No 70 Hissa No 3 C.T.S. No 95 of Village Pahadi Goregaon Taluka Borivali registration Dist & sub Dist Mumbai.



5. The Report reflecting the flow of the Title of M/s M.P. Space Dynamics Pvt. Ltd. through its Director Mr. Manoj Manohar Patankar in respect of the said Property is enclosed as Annexure.

Encl.: Annexure

Dated this 15th day of September 2023

Place: Mumbai:

Yours Faithfully,



M/s Vyas & Bhalwal

ANNEXURE
FLOW OF THE TITLE OF THE SAID PROPERTY

1. By a Deed of Conveyance dated 24.05.1983 executed between Ramji Bhai Keshavji Panchi, therein referred to as "the Vendors" of the One Part and Pandurangwadi Laxmi Niwas Co-op. Housing Society Ltd. therein referred to as "Purchaser" of the Second Part, The Party of One Part conveyed to the Party of Second Part, all that piece and parcel of land or ground along with building/ structure standing on the said Property bearing Survey No 70 Hissa No 3 C.T.S. No.95 of Village Pahadi Goregaon (East), Taluka Borivali area admeasuring 463.6 Sq.Mtrs. lying and situated at Plot No. 32, Pandurangwadi Road No. 4, Goregaon (East , Mumbai 400 063 (hereinafter referred to as "the said Property") for the consideration mentioned therein. That the said Deed of Conveyance was duly registered with the office of Sub-Registrar under Serial No. BOM/1289/1983.
2. The aforesaid circumstance the said Society i.e Pandurangwadi Laxmi Niwas Co-op. Housing Society Ltd. is the absolute owner of the property bearing Survey No 70 Hissa No 3 C.T.S. No.95 of Village Pahadi Goregaon (East), Taluka Borivali area admeasuring 463.6 Sq.Mtrs. lying and situated at Plot No. 32, Pandurangwadi Road No. 4, Goregaon (East , Mumbai 400 063 (hereinafter referred to as "the said Property") and more particularly described in the schedule written hereunder.
3. That as such, the Society is well seized and possessed of and or otherwise well and sufficient entitled to and the absolute owners of the said property along with the said building standing therein.
4. The present status of the said building standing on the said property is consisting of Ground Plus three upper floors consisting of 10 residential Flats.



5. The said building is more than approximately 38 years old and is not in sound condition and that the same is incapable of being repaired. Hence, the existing building is required to be demolished and redevelop the said property by constructing new building on the said property under the provision of the Development Control Regulations. It is possible to avail the benefits of the Transferable Development Rights (T.D.R.) along with Fungible, or any other benefit generated from the said property. As the society has no expertise for construction and have difficulties to raise funds for construction, TDR, Fungible, rent etc. it is decided by the society to appoint a Developer who has experience in the same and shall arrange funds for all the mentioned activities required for redevelopment and in return both the society and the developer shall share the profits, in which society shall receive the profit in form of additional area, corpus fund and rent for displacement period and the developer shall get his share of profit by selling the surplus area in open market after deducting all the expense incurred for the complete redevelopment activity and the conditions of the same shall be recorded in the form the Development Agreement.
6. In view of the aforesaid, the Society, keeping in view the Directive dated 03.01.2009 issued under Section 79-A of Maharashtra Co-op. Societies Act, 1960, followed the procedure laid down therein for redevelopment of immovable properties belong to co-operative societies in respect of the redevelopment of the said property and the said Society has completed all the Procedure of Guideline and obtained order on 23.12.2015 from the office of Deputy Registrar "P" ward and thereafter all the Society Member have unanimously appointed M/s M.P. Space Dynamics Pvt. Ltd. as Developers for the redevelopment of the said Society.
7. By an Mortgage Deed dated 14.09.2004 IDBI Bank Ltd. Through its Authorized Signatory Mr. Anand Bhattacharya mortgaged C.T.S. No 95/1 to 95/3 Residential Adm. 42176.80 Sq. Mtrs. Shopping Mall Adm. 16935 Sq. Mtrs. C.T.S. No 590A/E, 590A/E/1 to 56, 590A/D, 592/58A, 592/59A



To M/s Kingston's Properties Pvt. Ltd. Through its Director Mr. Vikas R. Oberoi through Mr. Arunkumar Kotian and the said Mortgage Deed is duly Registered under Receipt No. B-1/8383/2004 dated 14.09.2004.

8. By a Development Agreement dated 18.04.2019 executed between M/s. Pandurangwadi Laxmi Niwas Co. Op. Housing Society Ltd. Through its Chairman Mrs. Ranjana Moreshwar Kulkarni, M/s. Pandurangwadi Laxmi Niwas Co. Op. Housing Society Ltd. Through its Secretary Mr. Ganesh Ramesh Shirgaonkar M/s. Pandurangwadi Laxmi Niwas Co. Op. Housing Society Ltd. Through its Treasurer Mrs. Jyoti S. Chavan & 13 Others the said developer acquired rights to develop exclusive rights to redevelop Land & Construction Pandurangwadi Laxmi Niwas Co. Op. Housing Society Ltd. Survey No 70 Hissa No 3 C.T.S. No 95 Adm. 463.60 Sq. Mtrs. To M/s M. P. Space Dynamics Pvt. Ltd. Through its Director Mr. Manoj Manohar Patankar and the said Development Agreement is duly Registered under Receipt No. B-4/6022/2019 dated 02.05.2019.
9. In the premises aforesaid Our Client is the absolute Owner and well and sufficiently entitled for the redevelopment in respect of the said property.
10. On perusal of the mentioned documents and all other relevant documents relating to the said property as more particularly described hereinabove and title and Owner to the above mentioned property clear and marketable.

For M/s. VYAS & BHALWAL
ADVOCATES, SOLICITORS & NOTARY



Proprietor.