



PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 141, CTS No. 174(P), 178 (P), 179(P), total area admeasuring 3631.70 sq. mtrs., lying, being and situated at Anuvudnyan Co-op Housing Society Limited, Village Mankhurd, commonly known as Agarwadi Trombay, Taluka- Kurla, District- Mumbai Suburban District, Mumbai 400088 (hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of **M/s. Makwise Homes LLP** and following documents i.e.: -

- 1) Description of the property.
- 2) Order No. **C/Desk.VI/LND.I.B./35-D** dated **14/08/1978** by the Additional Collector, Bombay Suburban District.
- 3) Possession Receipt dated **10/02/1983**.
- 4) Allotment Agreement dated **31/01/1986**
- 5) Development Agreement dated **25/04/2022**, bearing registered serial no. **KRL-1/7632/2022**.
- 6) General Power of Attorney dated **25/04/2022**, bearing registered serial no. **KRL-1/7633/2022**.





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- 7) PR Card for CTS No. 174, updated on **05/04/2018** and downloaded as on **04/07/2022** bearing Reference No. **2208100001554881**.
- 8) PR Card for CTS No. 178, updated on **05/05/2018** and downloaded as on **02/11/2022** bearing Reference No. **2208100001554886**.
- 9) PR Card for CTS No. 179, updated on **05/05/2018** and downloaded as on **02/11/2022** bearing Reference No. **2208100001554887**.
- 10) Order no. **सी/कार्या-२ एच/कावि-६३/२०२३** dated **08/06/2023** by the Collector, Bombay Suburban District.
- 11) Search report for 14 years from 2010 till 2023.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said plot I am of the opinion that the title of **Anuvidnyan Nagar Co-op Housing Society Limited** as the Owner and **M/s. Makwise Homes LLP** as the Developer is clear, marketable and without any encumbrances.

Owners of the plot:

Anuvidnyan Nagar Co-op Housing Society Limited: land bearing Survey No. 141, CTS No. 174(P), 178 (P), 179(P), total area admeasuring 3631.70 sq. mtrs., lying, being and situated at Anuvidnyan Nagar Co-op Housing Society Limited, Village Mankhurd, commonly known as Agarwadi Trombay, Taluka- Kurla, District- Mumbai Suburban District, Mumbai 400088.

Developers of the plot:

M/s. Makwise Homes LLP: land bearing Survey No. 141, CTS No. 174(P), 178 (P), 179(P), total area admeasuring 3631.70 sq. mtrs., lying, being and situated at Anuvidnyan Co-op Housing Society Limited, Village Mankhurd, commonly known as Agarwadi Trombay, Taluka- Kurla, District- Mumbai Suburban District, Mumbai 400088.





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The report reflecting the flow of the title of the **Anuvidnyan Nagar Co-op Housing Society Limited** as the Owner and **M/s. Makwise Homes LLP** as the Developer on the said plot is enclosed herewith as annexure.

Encl : Annexure.





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FLOW OF THE TITLE OF THE SAID PLOT.

Sr.No.

- 1) Search report for 14 years from 2010 - 2023 taken from Online Search Report, bearing receipt No.: **1113133130** dated **18/10/2023**.
- 2) Vide Order No. **C/Desk.VI/LND.I.B./35-D** dated **14/08/1978**, the Additional Collector, Bombay Suburban District had allotted land bearing Survey No. 141, CTS No. 174(P), 178(P), 179(P), total area admeasuring 3631.70 sq. mtrs., lying, being and situated at Village: Mankhurd, commonly known as Agarwadi Trombay, Taluka-Kurla, District: Mumbai Suburban District, Mumbai- 400088(referred to as the "**said Plot**") in favour of Anuvidnyan Nagar Co-op Housing Society Limited.(referred to as the "**said Society**").
- 3) Further, **Possession Receipt** dated 10/02/1983, **Mr. M. K. Kale** Cadastral Surveyor District Inspector Land Record on behalf of the Upper District Officer Mumbai Suburban had recorded and handed over the possession in the name of **Anuvidnyan Nagar Co-op Housing Housing Society Limited** through Chairman Shri. R. B. Khaire with respect to the land bearing Survey No. 141, CTS No. 174(P), 178(P), 179(P), total area admeasuring 3631.70 sq. mtrs., lying, being and situated at Village: Mankhurd,





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commonly known as Agarwadi Trombay, Taluka-Kurla, District: Mumbai Suburban District, Mumbai- 400088.

- 4) In pursuance of Order No. C/Desk.VI/LND.I.B./35-D dated 14/08/1978, an Allotment Agreement dated 31/01/1986, executed by the Additional Collector, Bombay Suburban District allotted all their right, title, interest and benefit with respect to the said plot in favour of Anuvidnyan Nagar Co-op Housing Society Limited through its Chairman Shri. R. B. Khaire and Secretary Shri. B. B. Uthale, as per terms and conditions mentioned therein.
- 5) Vide **Development Agreement** dated **25/04/2022**, Anuvidnyan Nagar Co-op Housing Society Limited, party of the First Part; Mr. Haribai Bhimrao Uthale and 35 others members of the society, party of the Second Part has sold, transferred and assigned all their development rights, title, interest and benefits with respect to the said plot in favour of **M/s. MAKWISE HOMES LLP** party of the Third Part, under the terms and conditions mentioned therein. The same was duly registered with the sub-registrar of Assurance at Kurla, bearing registered serial no. **KRL-1/7632/2022** dated **09/05/2022**.
- 6) In pursuance of the said Development Agreement, Anuvidnyan Nagar Co-op Housing Society Limited through its Managing Committee Members 1) Chairman, Mr. Ravindra J. Raut, 2) Secretary, Mr. Sunil N. Khakse, 3) Treasurer Mr. Sadashiva D. Harale has executed **General Power of Attorney** in favour of Mr. Dinesh T. Purohit and Mr. Ankit B. Patel designated partners of **M/s. MAKWISE HOMES LLP** with respect to the Said Plot, terms and conditions mentioned therein. The same was duly registered with the sub-registrar of Assurances at Kurla, bearing registered Serial no. **KRL-1/7633/2022** dated **25/04/2022** (referred to as "**the said General Power of Attorney**").





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7) Vide Order bearing no. सी/कार्या-२ एच/कावि-६३/२०२३ dated 08/06/2023, passed by the Collector of Mumbai Suburban Mr. Rajendra B. Bhosale, it has been recorded that as per the demarcation of plot boundaries, the total plot area is 3631.70 sq. mtrs. and an area admeasuring about 28.90 Sq. Mtrs out of Plot No 174 and an area admeasuring 154.60 Sq. Mtrs out of CTS No 178 has been deducted as road set back area.

Place: Navi Mumbai.

Date: 18/10/2023



Adv Parth Chande

Advocate

