Office Address :
105, First Floor, Mulund Moti Mahal CHS,
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Ref. No. : _____

Date : 18/12/2023

FORMAT – A

(Circular No.:- 28/2021)

To
MAHARERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to 'Building No. 175' of 'Suvarna-Rekha Co-Operative Hsg. Soc. Ltd.', (hereinafter referred to as 'The Society') bearing Society Registration No. BOM/HSG/1121/1966 dated 17.02.1966, situated and standing on plot bearing Final Plot No. 320 (pt) corresponding C.T.S. No. 5684 (Pt) of Survey No. 236 – A, at Village Ghatkopar – Kirol, Pantnagar, M.H.A.D.A. Layout, Ghatkopar (East), Kurla Taluka, Mumbai Suburban Division, Mumbai – 400 075 Plot area as per Demarcation 700.31 sq. mtrs. (Plot area as per MHADA layout 677.25 sq. mtrs.) (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **MR. SURESH MEGHJI SHAH (PAN AAGPS3526B) & MR. DIPAL LAXMICHAND SHAH (PAN AULPS1625E)**, Partners, of **AVVAD REALCON L.L.P.**, a limited liability firm having its office at; **(i) 1-2, Shubham Aura, Bldg. No. 130, Pantnagar, Ghatkopa (East), Mumbai – 400 075 and Branch office at (ii) Q - 29, A. P. M. C. Market - 2, DANABAZAAR, Opp. Ambience Court, near R. T. O. Office, Sector 19, Vashi, Navi Mumbai - 400703**) and following documents i.e. :-

Correspondence Address : 202, 'B' Wing, So-Om Apt., Next to Gagangiri Towers, Near Kelkar College, Mulund (E), Mumbai - 400 081.

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1. Description of the property : **'Building No. 175' of 'Suvarna-Rekha Co-Operative Hsg. Soc. Ltd.' bearing Final Plot No. 320 (pt) corresponding C.T.S. No. 5684 (Pt) of Survey No. 236 – A, at Village Ghatkopar – Kirol, Pant Nagar, M.H.A.D.A. Layout, Ghatkopar (East), Kurla Taluka, Mumbai Suburban Division, Mumbai – 400 075**

2. The documents of allotment of plot :
   a) That the '**Indenture of Lease**' & '**Sale Deed**' both dated 16.03.2016 of Building No. 175, executed by Maharashtra Housing and Area Development Authority (M.H.A.D.A.) in favor of 'The Suvarna-Rekha Co-Operative Hsg. Soc. Ltd., Building No.175'. The said deeds are entered into under Section 3 of the provisions of Maharashtra Housing and Area Development Authority Act, 1976, M.H.A.D.A. Act, (execution of Contract Regulations 1979, read with Schedule B thereto) by and between M.H.A.D.A. and 'Suvarna-Rekha Co-Operative Hsg. Soc. Ltd.'.

   b) Original **Permanent Account Number (PAN card)** of 'Suvarna-Rekha Co-Operative Hsg. Soc. Ltd.' bearing No. **AAOAS6454P**.

   c) Original Property Card/s pertaining to **C.T.S. No. 5684 (Pt) of Survey No. 236 – A, at village Ghatkopar – Kirol, Pant Nagar, M.H.A.D.A. Layout, Ghatkopar (East), Kurla Taluka, Mumbai Suburban Division, Mumbai – 400 075** of said plot issued under the seal and signature of Nagar Bhumapan Adhikari, Ghatkopar, Mumbai.

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d) Original **M.H.A.D.A.** 'Demarcation Plan' & **'Letter' bearing No. EE/DE-III/KD/MB/148/2023 Dated 11.09.2023.**

e) Original **'Development Agreement'** dated 11.07.2023, entered by and between the (i) 'Suvarna-Rekha Co-Operative Hsg. Soc. Ltd.' through its Office Bearers being The Chairman, Secretary, Treasurer (ii) AVVAD REALCON L.L.P. through its Partners Mr. Suresh Meghji Shah & Mr. Dipal Laxmichand Shah (iii) 'The Existing Member(s)' of 'Building No. 175' and the said 'Development Agreement' was duly registered with Sub Registrar of Assurances, Mumbai, vide Registration No. KRL-2/13110/2023 dated 11.07.2023.

f) Original **'General Power of Attorney'** executed by 'Suvarna-Rekha Co-Operative Hsg. Soc. Ltd.' through its Office appointing Mr. Suresh Meghji Shah & Mr. Dipal Laxmichand Shah, Partner of AVVAD REALCON L.L.P., to act as the true and lawful attorney for furtherance of the proposed redevelopment project until its completion thereof and the same was registered vide Registration No. Registration No. KRL-2/13111/2023 dated 11.07.2023.

g) Original 'Intimation of Approval for Zero FSI' issued by Building Permission Cell, Greater Mumba/MHADA vide letter bearing No.MH/EE/BP CELL/GM/MHADA-1/1314/2023 dated 20.07.2023.

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h) M.H.A.D.A. has issued **'Demarcation Plan'** & **'Letter'** bearing No. EE/DE-III/KD/MB/148/2023 Dated 11.09.2023. Perusal of the same clearly shows that the earlier Demarcation Plan issued by MHADA vide Letter No.EE/KURLA/MB/96/2022 dated 28.11.2022 stands cancelled. It further shows that the total area as per site measurement is 700.31 sq. mtrs. (including road set back area). Total area as per proposed layout is 698.42 sq. mtrs.

i) MHADA has approved Zero FSI Plan for the said Building No.175 Suvarna-Rekha Co-Operative Hsg. Soc. Ltd. vide No.1/1314/2023 dated 20.07.2023. According to the same, the plot area is as under :-

a. Plot area as per Demarcation = 700.31 sq. mtrs.
b. Plot area as per MHADA layout = 677.25 sq. mtrs.

3. In the 7/12 extract or property card issued by City Survey Officer and perusal of the same reflects the name of Bombay Housing and Area Development Board and is the owner of the said plot.

4. Search report of 60 years from 1963 till 2023 issued by Mr. Kishor Gurav, Search Clerk.

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 **MR. SURESH MEGHJI SHAH (PAN AAGPS3526B)**

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& **MR. DIPAL LAXMICHAND SHAH (PAN AULPS1625E)**, Partners, of **AVVAD REALCON L.L.P.**, is clear, marketable and without any encumbrances.

OWNERS OF THE LAND

M.H.A.D.A. is the owner and Lessor of land / plot being C.T.S. No. 5684 (Pt) of Survey No. 236 – A, and Suvarna-Rekha Co-Operative Housing Society Limited is Lessee of the same as on date.

QUALIFYING COMMENTS/REMARK IF ANY: NA

The Search Report reflecting the flow of the title of the **MR. SURESH MEGHJI SHAH (PAN AAGPS3526B) & MR. DIPAL LAXMICHAND SHAH (PAN AULPS1625E)**, Partners, of **AVVAD REALCON L.L.P.**, on the said land is enclosed herewith as annexure.

Encl : Annexure.

AJAY R. KARUWATH
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FLOW OF THE TITLE OF THE SAID LAND.

1. 7/12 extract / P.R. Card as on date of application for registration.
2. In the 7/12 extract or property card issued by City Survey Officer and the perusal of the same reflects the name of Bombay Housing and Area Development Board and is the owner of the said plot.
3. Search report for 60 years from 1963 to 2023 taken from Sub-Registrar' office at Mumbai
4. Any other relevant title : None
5. Litigations if any : None.

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