

Mahendra P. Bhatt

B.Com., LL.B.

ADVOCATE HIGH COURT

TELE. : OFF. 2265 40 67
RESI. 2894 80 07

6, CRESCENT CHAMBERS, 1ST FLOOR,
TAMARIND STREET, FORT, MUMBAI - 400 023.

Ref. _____

Date _____

To,

M/s. Sanskruti Nirman Pvt. Ltd.
Mumbai.

Dear Sir(s),

REPORT ON TITLE

Re: All that piece and parcel of land bearing Survey No. 176, Hissa No. 3 (part), Survey No. 176 corresponding CTS No. 2510, admeasuring about 1672.41 Sq. meters or thereabout situate lying and being at Village Dahisar Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban

Under your instructions and on your behalf, M/s. Sanskruti Nirman Private Limited, having its address at at J-101, Nisarg Haven, Opp. Panchsheel Heights, Mahavir Nagar, Kandivali (West), Mumbai – 400 067, I have conducted an investigation of title in respect of all that piece and parcel of land bearing Survey No. 176, Hissa No. 3 (part), Survey No. 176 corresponding CTS No. 2510, admeasuring about 1672.41 Sq. meters or thereabout situate lying and being at Village Dahisar Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (“Property”) and more particularly described in the **Schedule** hereunder written.

1. Perused the copies of the following documents of Title handed over by you to me for the purpose of investigation of Title to the said Property:-
 - A. Development Agreement dated 13th May 2013, registered with the Sub-Registrar of Assurances, at Borivali, Mumbai under Serial No. BRL-2/3806/2013 on 14th May 2013, made between Anurag Mansion Co-

MB

Ref. _____

Date _____

- B. It further appears that by and under an Agreement for Sale executed in November 1978, the said Kamal Hassanand Bhatia and others granted development rights of the said Plot unto and in favor of M/s. Kamal Builders on the terms and conditions and for consideration stipulated in the said Agreement.
- C. It further appears that M/s. Kamal Builders after taking possession of the said Plot, applied for the sanction of the building plan to the Municipal Corporation of Greater Mumbai ("M.C.G.M."), and after obtaining I.O.D. and Commencement Certificate for Construction of the building on the said Plot, M/s. Kamal Builders constructed and completed the building consisting of the Ground plus Four upper floors and known as "Anurag Mansion" as per the Plans and specifications approved by the M.C.G.M.
- D. It appears that M/s. Kamal Builders thereafter sold all the flats/shops in the said old Building to various purchasers by diverse agreements under Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") and put them in possession of their respective flats/shops.
- E. It also appears that the Purchasers of the Flats/Shops in the said old Building formed a Co-operative Housing Society known as "**Anurag Mansion Co-operative Housing Society Ltd.**" (being "**the said Society**"), and registered the same under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/WR/HSG/TC/4867/1989-90 dated 19.03.1990.
- F. It appears that the Owners failed to comply with their statutory obligation of conveying the said Property in favor of the said Society and therefore the the said Society, made an application, being the Application No. 99 of 2012, before the Competent Authority appointed under Section 5A of MOFA viz. the District Deputy Registrar of Co-operative Societies, Mumbai City-3,

Ref. _____

Date _____

said Property, more particularly described in the Schedule thereunder written, unto and in your favor and on the terms and conditions more particularly recorded therein.

- K. The said Society has also executed a General Power of Attorney dated 13th May 2013, registered with the Registrar of Assurances at Borivali, Mumbai under Serial No. BRL-2/3807/2013 on 14th May 2013, in favor of M/s. Sanskruti Nirman Pvt. Ltd.
- L. Pursuant to the said Development Agreement and the Power of Attorney, you, M/s. Sanskruti Nirman Pvt. Ltd. applied to the Municipal Corporation of Greater Mumbai for sanction of Plans for construction of proposed new building and the Municipal Corporation have granted the permission and issued Commencement Certificate bearing No. CHE / WSII / 0272 / RI / 337 (NEW) on the terms and conditions more particularly stated therein.
- M. It appears on perusal of the Search Report dated 15th June 2017, that a Supplemental Agreement dated 2nd September 2016 registered with Sub-registrar of Assurances at Borivali under serial No.6452 of 2016 has been executed between you, M/s. Sanskruti Nirman Pvt. Ltd. and the said Society, Anurag Mansion Co-operative Housing. Society Limited, on the terms and conditions more particularly stated therein.
- N. It also appears on perusal of the Search Report dated 15th June 2017, that a Power of Attorney dated 7th September 2016 registered with the Sub-Register of Assurances at Borivali under Serial No. 7397 of 2016 has been executed by you, M/s. Sanskruti Nirman Pvt. Ltd. in favour of one Mr. Ketan Pramod Chovtia.
- O. It also appears on perusal of the Search Report dated 15th June 2017, that an Affidavit registered with the Sub-Registrar of Assurances at Borivali under

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Mumbai City and Mumbai Suburban, together with the building known as "Anurag Mansion" standing thereon, situate at Shiva Vallabh Road, Dahisar (East), Mumbai - 400 068.

Dated this 29th day of July, 2017

Yours truly,

M. P. Bhatt
(Advocate)