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(REGD.)

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To

MAHARASHTRA REAL ESTATE

REGULATORY AUTHORITY

Housefin Bhavan, Plot No. C - 21,

E - Block, Bandra Kurla Complex,

Bandra (E), Mumbai 400051

Ref No. - A/135.

LEGAL TITLE REPORT

Sub	:	Title Report with respect to leasehold land bearing Survey No. 236(A)(part), C.T.S. No. 194 - A (part) and corresponding New CTS No. 194 - A/9/6 admeasuring 643.25 sq. meters in the Registration Sub- District of Kurla Mumbai Suburban District of Mumbai City ('Land') along with Building No. 157 standing thereon ('said Building'). (Land and Building are hereinafter collectively referred to as " the said Property ").
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(I) We have investigated the title of the said Property on the request of M/S. V.K. Developers, and following documents i.e:-

1. Description of the Property :

Leasehold Land bearing Survey No. 236(A)(part), C.T.S. No. 194 - A (part) and corresponding New CTS No. 194 - A/9/6 admeasuring 643.25

sq. meters in the Registration Sub- District of Kurla Mumbai Suburban District of Mumbai City along with Building No. 157 standing thereon.

2. The Documents of the Property :

- a) Indenture of Lease dated 15.07.2014 duly registered at the office of the Sub Registrar of Assurance, Kurla bearing Registration No. KRL3-7605 of 2014 in respect of the said Land executed between MHADA as the Lessor and the Pant Nagar Om Sai Co-operative Housing Society ('Society') as the Lessee;
- b) Property Register Card
- c) Deed of Sale dated 15.07.2014 duly registered at the office of the Sub Registrar of Assurance, Kurla under Registration No. KRL3-7570 of 2014 in respect of the said building No. 157 executed between MHADA as Vendor and the Society as Purchaser;
- d) Letter dated 16.10.2019 issued by MHADA confirming correct CTS No. being CTS No. 194 – A/9/6 instead of City Survey No. 194-A (Pt.);
- e) Development Agreement dated 04.02.2020 duly registered with the office of the Sub- Registrar of Kurla under the Sr. No. KRL4-1500 of 2020 executed between Society, its Existing Members and M/S. V.K. Developers;

3. 7/12 Extract – Not Available

4. Search is taken, from 1991 to 2020 i.e. 30 Years. However due to the Corona Pandemic, online Search is taken and physical search of papers at the concerned Sub –Registrar offices is not taken.

(II) On perusal of the above mentioned documents produced before us and all other relevant documents relating to title of the said Property, We are of the

opinion that the title of the said Property is clear and marketable and without any encumbrances subject to the compliances stated herein.

1. MHADA is the Owner of the said Land i.e. land bearing Survey No. 236(A)(part), C.T.S. No. 194 – A (part) and corresponding New CTS No. 194 – A/9/6
2. And Society is lessee of the said Land subject to complying with their obligations under the Indenture of Lease dated 15.07.2014 and entering their name in the Property Register Card in respect of the said Land and V.K. Developers are entitled to develop the said Property subject to complying with their obligations under the said Development Agreement dated 04.02.2020.

(III) The report reflecting the flow of the title of the said Property is enclosed herewith as Annexure A.

Encl : Annexure

Date: 12/03/2021

For Purnanand & Co.



Partner

ANNEXURE A

FLOW OF THE TITLE OF THE SAID LAND.

- 1) PR Card –
 - a) As per Property Card, Order dated 05.02.2008 records that pursuant to Order dated 04.02.2005 modified on 02.02.2008 passed by the Additional Collector in Mojani Register No. 194 of 2005, new independent Property card was opened in respect of land bearing CTS No. 194 - A/9/6 admeasuring 7098.10 sq. mtrs. ('Larger Land') being classified as H-1 and MHADA name was entered as holder since 31.08.1995.
 - b) As per Property Card, Order dated 17.04.2008 passed by MHADA records that pursuant to the Lease Deed dated 05.10.2007 bearing Registration No. BDR/13-7602/2007 portion of Larger Land admeasuring about 743.30 sq. mtrs was leased to Pant Nagar Parijatak Co-operative Housing Society Limited for a period of 99 years.
- 2) Mutation Entry – Not Available
- 3) Search Report for 30 years from 1991 to 2020. However due to the Corona Pandemic, online Search is taken and physical search of papers at the concerned Sub –Registrar offices is not taken.
- 4) Any other relevant title:
 - a) The Maharashtra Housing Board, a Corporation established under the Bombay Housing Board Act, 1948 (Bom LXLX of 1948) (hereinafter referred to as the "**Board**") had been the owner of a larger property situated at Pant Nagar, Ghatkopar Mumbai 400 075, bearing CTS. No.5681, Survey No.236 (A) of Village Kirol, District Mumbai Suburban, within Municipal limits of Greater Mumbai (hereinafter referred to as the "**Larger Property**").

- b) The Board had in pursuance of scheme of construction allotment and sale of tenements known as S.C.S income group housing scheme for residential purpose and built the Building bearing No. 157 on a portion of the said Larger Property.
- c) MHADA, as successor of the Board, became owner of and/or otherwise well and sufficiently entitled to the said the Building No. 157 and the said Larger Property.
- d) The Allottees of Building No.157 situated on land bearing Survey No. 236-A(Pt.), City Survey No. 194-A (Pt.) admeasuring 643.25 sq. meters or thereabout had formed themselves into a Co-operative Housing Society viz. "Pant Nagar Om Sai Co-operative Housing Society Ltd", "**Society**".
- e) By Indenture of Lease dated 15.07.2014 executed between MHADA as Lessor of the one part and the said Society as Lessee of the other part, MHADA granted lease of the said Land for a period of thirty years commencing from 01.06.1995 and renewable for two terms of 30 years each to the Society upon terms and conditions as therein mentioned. The said Indenture of Lease is duly registered at the office of the Sub Registrar of Assurance, Kurla bearing Registration No. KRL3-7605 of 2014.
- f) By a Deed of Sale dated 15.07.2014 executed between MHADA as vendor of the one part and the said Society as purchaser of the other part, MHADA sold and conveyed to the Society the said Building. The said Deed of Sale is duly registered at the office of the Sub Registrar of Assurance, Kurla under Registration No. KRL3-7570 of 2014.
- g) MHADA vide its Letter dated 16.10.2019 confirmed the correct CTS No. being CTS No. 194 – A/9/6 instead of City Survey No. 194-A (Pt.).



h) By Development Agreement dated 04.02.2020 duly registered with the office of the Sub- Registrar of Kurla under the Sr. No. KRL4-1500 of 2020 executed between Society, its Existing Members and V.K. Developers Society with the consent of its Existing Members appointed V.K. Developers as Developer to redevelop the said Property on the terms and conditions therein contained.

5) No Pending Litigation.

For Purnanand & Co.



Partner

Date: 12/03/2021