

Ref. No. XL/021

08.05.2021

To

M/s. Gurukrupa Realcon Infra LLP

Dear Sirs

RE: LEGAL VERIFICATION OF DOCUMENTS -

(1) We are in receipt of your letter enclosing therewith the following documents: -

- I. A Xerox copy of Registered Indenture of Lease dated 01.10.1992 (BDR/1183/1992) between MHADA , the Lessor (therein referred to as the "Authority") of the First Part and Ghatkopar Anand Kutir Co-Op Hsg. Soc. Ltd (therein referred to as the "Society") of the other Part
- II. A Xerox Copy of Registered Development Agreement dated 18.12.2020 (KRL/1/11748/2020) between Ghatkopar Anand Kutir Co-Op Hsg. Soc. Ltd (therein referred to as the "Society") of the First Part and M/s. Gurukrupa Realcon Infra LLP (therein referred to as the "Developers") of the Second Part and Existing members of building no. 99 of the said society i.e. Smt. Seetabai Wadekar & 31 others (therein referred to as the "Members") of the third part
- III. A Xerox Copy of Registered Supplementary Development Agreement dated 08.01.2021 (KRL/1/461/2021) between Ghatkopar Anand Kutir Co-Op Hsg. Soc. Ltd (therein referred to as the "Society") of the First Part and Smt. Pratibha Bhosale, Smt. Nutan Desai, Mr. Yatin Pilankar & Mr. Yogesh Pilankar, Mr. Shankar Bhatia, Mrs. Helen Machado & Mr. Harover Machado, Mrs. Neena Pereira (therein referred to as the "Remaining Members") of the Second part and M/s. Gurukrupa Realcon Infra LLP (therein referred to as the "Developers") of the third part
- IV. A Xerox copy of Registered Special Power of Attorney for admission dated 18.03.2021 (KRL-1/5120/2021) executed by M/s. Gurukrupa Realcon Infra LLP in favour of Mr. Chetan Dabhi & 2 others

- (2) We have perused the aforesaid documents and it is observed that MHADA was the owner of land or ground or plot being S. No. 236 (A), CTS no. 184 C (pt), total plot area as per layout admg. 973.52 sq. meters including TIT BIT area + 778.97 sq. meters lease deed area standing thereon, admg. 891.85 sq. meters area as per the demarcation of plot, at Pant Nagar, Village Gatkopar, Mumbai 400 075. (said land). MHADA was its Housing scheme generally known as Low Income Group Housing Scheme built about 32 tenements comprised in Ground + 3 upper floors building known as building no. 99 (said Building). **The said land together with the said building collectively referred as the said property.**
- (3) The said building consists of 32 tenements, allottees of the said tenements formed themselves co-op society in the name of Ghatkopar Anand Kutir Co-Op Hsg. Soc. Ltd bearing reg. no. BOM/HSG/7996/1983 dated 31.03.1983 (said Society). The said Society allotted shares to the allottees.
- (4) By Registered Indenture of Lease dated 01.10.1992 (BDR/1183/1992) MHADA had leased out the said land in favour of said Society for the for consideration and upon terms and conditions therein contained and also by Sale deed conveyed the said building no. 99 in favour of said Society **(Please note that provided Development Agreement dated 18.12.2020 does not mentioned details of Indenture of lease and Sale deed)**
- (5) Thereafter the said Society is entitled, seized and possessed the said property.
- (6) The said Society- Building no. 99 consists of 32 residential flats. The said building no. 99 is in dilapidated condition. The members were desirous to redevelopment the said property by demolishing the said old building no. 99 and constructing new building on the said property.
- (7) It is further observed that by Registered Development Agreement dated 18.12.2020 (KRL/1/11748/2020), the said Society with consent of the its Existing members of



building no. 99 of the said society i.e. Smt. Seetabai Wadekar & 31 others granted re-development rights in respect of the said property to the said developer for consideration and upon terms and conditions therein contained.

(8) It was decided between parties to the said Registered Development Agreement that the said developer shall provide :

- flats admg. 631 (MOFA) sq. ft. useable carpet area on ownership basis to the existing members in lieu of their existing flats free of cost in proposed new building
- 16 covered stack car parking spaces on ground floor as per MHADA rules and regulations
- two tenants/members will be allotted flats per floor till 16th floors & in the same wing
- if someone purchase additional area or goes for two 1BHK flats instead of one 2BHK flat (by purchasing additional area) will be allowed to shift as per availability.
- Developer has confirmed that stainless steel (invisible) safety Grills will be provided but an extra cost of around Rs. 50,000/- per flat.
- Developer will sell remaining flats and car parking spaces to the prospective purchasers.

(9) It is further observed that by Registered Supplementary Development Agreement dated 08.01.2021 (KRL/1/461/2021), Smt. Pratibha Bhosale, Smt. Nutan Desai, Mr. Yatin Pilankar & Mr. Yogesh Pilankar, Mr. Shankar Bhatia, Mrs. Helen Machado & Mr. Harover Machado, Mrs. Neena Pereira remaining members of the said society agreed terms and conditions mentioned in Registered Development Agreement dated 18.12.2020 (KRL/1/11748/2020) **(Please note that provided Supplementary Development Agreement mentioned total plot area as per layout admg. 973.52 sq. meters including TIT BIT area + 778.97 sq. meters lease deed area, however INDEX**



- II of the said Supplementary Development Agreement does not reflect the area)
- (10) Kindly confirm whether Registered Power of Attorney in furtherance to Registered Development Agreement and Registered Supplementary Agreement has been executed or not.
- (11) As instructed by you we have caused search to be taken in the offices of the Sub Registrar of Assurances at Bandra, Chembur & Kurla and no adverse entry is found. we enclose herewith a copy of the same for your information and records.
- (12) On perusal of the search report and the documents, the title of the said property appears to be clear and marketable.

Yours truly,

For Xpress Legal, Advocates & Consultants



Partners

Jan

Vendor– M/S. Gurukrupa Realcon Infra LLP.

Purchaser:

Property at piece or parcel of the land and structure bearing C.T.S. No. 184,(Pt) Situated at Ghatkopar Village, Taluka Kurla, District Mumbai Suburban.

(3) Affidavit 15.03.2021 KRL-1-4836-2021

Vendor– M/S. Gurukrupa Realcon Infra LLP.

Purchaser:

Property at piece or parcel of the land and structure bearing C.T.S. No. 184,(Pt) Situated at Ghatkopar Village, Taluka Kurla, District Mumbai Suburban.

(4) Affidavit 18.03.2021 KRL-1-5117-2021

Vendor– M/S. Gurukrupa Realcon Infra LLP.

Purchaser:

Property at piece or parcel of the land and structure bearing C.T.S. No. 184,(Pt) Situated at Ghatkopar Village, Taluka Kurla, District Mumbai Suburban.

(4) Affidavit 18.03.2021 KRL-1-3834-2021

Vendor– M/S. Gurukrupa Realcon Infra LLP.

Purchaser:

Property at piece or parcel of the land and structure bearing C.T.S. No. 184,(Pt) Situated at Ghatkopar Village, Taluka Kurla, District Mumbai Suburban.

Note:-

- 1) Index II are not maintained properly, therefore this Search report is qualified in Value and Submitted from the Records available on "As is where basis is" Without any liability on the part of the undersigned.
- 2) Index II of 1992 to 2021 are verified from Government Website (Online verification) and found correct
- 3) Some Index II Are Not Available.

(Sh. Praful Pawar)

**Praful
Ramesh
Pawar**

Digitally signed by Praful Ramesh
Pawar
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