



Aakanksha Arora
Advocate

FORMAT - A

(Circular No.:- 28/2021)

To

MAHARERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot bearing **CTS No. 5661(pt), Sr. No. 236(A)** and total plot area as per MHADA's revised layout is **810.83 Sq. meters** of **Building No.45** known as **PANT NAGAR SHREE GANESH CO-OPERATIVE HOUSING SOCIETY LTD.,** TPA III, Village Ghatkopar (East), Mumbai- 400075. (Hereinafter referred as the "**SAID PROPERTY** and "**SAID SOCIETY**")

I have investigated the title of the said Property on the request of **M/S. GURUKRUPA REALCON INFRA LLP** and following documents i.e.:-

DESCRIPTION OF THE PROPERTY:

1. That the plot being at Sr. No. 236(A), CTS No. 5661 (pt), total plot area as per MHADA's revised layout is **810.83 Sq. meters** and as per site measurement demarcation report by Executive Engineer is **808.91 Sq. mtr.**
2. By virtue of Indenture of Lease dated 25th November 1986 executed by MHADA in favor of Said Society, which is duly registered at the office of Sub-Registrar of Assurances at Bombay under serial No.P/435 OF 1985.
3. Vide a Sale Deed dated 25th November 1986 executed by MHADA in favor of the Said Society, which is duly registered at the office of Sub-Registrar of Assurances at Bombay (Registration number not legible) the Lessor (therein referred to as the "**AUTHORITY**") of the **FIRST PART** and **PANT NAGAR SHREE GANESH CO-OP. HOUSING. SOCIETY. LTD** of the **SECOND PART.**
4. By virtue of Indenture of Development Agreement Dt. **09th March 2021,** (**KRL1/1/4445/2021**) executed by the Said Society in favor of **M/S.Gurukrupa Realcon Infra LLP** (hereinafter referred to as the "**DEVELOPER**") and **30 (Thirty)** Existing members being Confirming party to the Development Agreement (therein referred to as the "**MEMBERS**") transferring Developmental rights.
5. The said society also registered Irrevocable General Power of Attorney (POA), Dt.



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23rd March 2021 (KRL1/4446/2021) executed by Said Society in favor of the Developer for the redevelopment of the said society.

6. Copy of Search report for 30 years from the year 1992 to 2021 issued by Mr. Chandrakant More, Search clerk.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property we have given opinion that the title of M/s. Gurukrupa Realcon Infra LLP is clear, marketable and without any encumbrances.

OWNERS OF THE LAND

MHADA is the owner and Lessor of land or ground or plot being S. No. 236(A), CTS No. 5661(pt) and Pant Nagar Shree Ganesh Co-Op Hsg. Soc. Ltd is lessee of the same as on date.

QUALIFYING COMMENTS/REMARKS IF ANY: NA

The Search report reflecting the flow of the title to M/s. Gurukrupa Realcon Infra LLP (Developer) on the said property is enclosed herewith as annexure.

Encl : Annexure.

Date:

Advocate: Aakanksha Arora



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FLOW OF THE TITLE OF THE SAID PROPERTY

1. I have perused the aforesaid documents and it is observed that MHADA is the owner of land or ground or plot being S. No. 236(A), CTS No. 5661(pt), total plot area as per MHADA's revised layout is **810.83 Sq. meters** and as per site measurement demarcation report by Executive Engineer is **808.91 Sq. mtr** standing thereon. Pant Nagar, Village Ghatkopar-kirol, Mumbai 400075 (Said Land). MHADA constructed ground plus two floor building at the said land under its Low-Income Group Housing Scheme (LIG) built for about 30 (Thirty) tenements and named it as building No. 45 (said Building). **The said land together with the said building collectively referred as the said property.**
2. The said building consists of 30 tenements, allottees of the said tenements formed themselves Co-operative Housing society Pant Nagar Shree Ganesh Co-Op. Housing Society. Ltd. and registered themselves with the Registrar of Societies bearing Registration No.BOM/HSG/7870/1982 (Said Society) with its constitution and allotting shares to the members and as on today the Managing Committee is consisting of:
 1. Shri. Tirupati Joshi (Chairman).
 2. Shri. Vidyadhar Vasant Tapkire (Secretary)
 3. Shri. Bharat Rasiklal Khatadia (Treasurer)
3. By Registered Indenture of Lease Deed, dated 25th November 1986 MHADA leased out the said land in favor of the said Society for the consideration and upon terms and conditions therein contained and also by Sale deed conveyed the said building no. 45 in favor of said Society.
4. Thereafter the said Society is entitled, seized and possessed the said property.
5. The said Society and Building no. 45 consists of 30 residential flats. The said building was in dilapidated condition and the members thereafter decided to redevelopment



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the said property by demolishing old building no.45 and to construct a new building on the said property.

6. It is further observed that by Registered **Development Agreement, Dt. 09th March 2021, (KRL1/1/4445/2021)**, the said Society with consent of the its Existing members decided to grant re-development rights of the said property to the M/s. Gurukrupa Realcon Infra LLP (Said Developer) for consideration and upon terms and conditions therein contained.
7. As per terms & conditions agreed by and between the parties according to the Development Agreement as mentioned above shall provide:
 - Flats admeasuring. 600 sq. ft (measurement on basis of internal finished surface of one wall to the internal finished surface of the opposite wall and as per MOFA carpet) useable carpet area on ownership basis to the existing members in lieu of their existing flats free of cost in proposed new building.
 - 30 covered stack parking spaces to each of the member free of cost as per MHADA rules and regulations
 - If someone purchase additional area or goes for two one BHK flats instead of one two BHK flat (by purchasing additional area) will be allowed to shift as per availability.
 - Developer shall sell remaining flats and parking spaces to the prospective purchasers.
8. It is further observed that in furtherance to Registered Development Agreement, Pant Nagar Shree Ganesh Co-Op. Housing. Society. Ltd.- Building No. 45 has also executed Registered Irrevocable General Power of Attorney **Power of Attorney (POA), Dt. 23rd March 2021 (KRL1/4446/2021)** in favour of M/s. Gurukrupa Realcon Infra LLP.
9. As instructed by you we have caused search to be taken in the offices of the Sub Registrar of Assurances at Bandra, Mumbai, Chembur for the last 30 years (i.e. from 1992 to 2021) and no adverse entry is found.
10. On perusal of property card, Offer Letter, Demarcation Letter, IOA by MHADA and the search report by registered Search Clerk, I conclude that the title of the said property appears to be clear and marketable.



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11. As per the search report, no litigation is found on the said property and on perusal of the search report and the documents, the title of the said property and M/s. Gurukrupa Realcon Infra LLP appears to be clear and marketable.

Date:

Advocate: Aakanksha Arora