

Date: 5th May, 2021

To

Maharashtra Real Estate Regulatory Authority

6th & 7th Floor, Housefin Bhavan,
 Plot No. C - 21, E - Block, Bandra Kurla Complex,
 Bandra (East), Mumbai - 400051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to piece or parcel of land admeasuring approximately 866.87 sq. Mts. bearing Survey No. 236-A(Part), City Survey No. 194 A/9/3 of Village No. 102 & Zone No. 485 of Pant Nagar Part B Layout of MHADA and located and having address at Pant Nagar, Ghatkopar (East), Mumbai - 400 075 in Registration sub District of Chembur, Mumbai Suburban District ("the Land") alongwith the building bearing no. 159 consisting of ground + three floors and 32 tenements ("the said Building") (hereinafter collectively referred to as the "said Property").

Dear all,

- 1) I have investigated the title of the said Property on the request of Man Realtors and Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 12th Floor, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W), Mumbai 400089 (hereinafter referred to as the "Developer"), and following documents i.e.:
 - A. Description of the said Property: piece or parcel of land admeasuring approximately 866.87 sq. Mts. bearing Survey No. 236-A (Part), City Survey No. 194 A/9/3 of Village No. 102 & Zone No. 485 of Pant Nagar Part B Layout of MHADA and located and having address at Pant Nagar, Ghatkopar (East), Mumbai - 400 075 in Registration sub District of Chembur, Mumbai Suburban District alongwith the building bearing no. 159 consisting of ground + three floors and 32 tenements.
 - B. The documents of allotment of plot:
 - a. Memorandum of Understanding dated 24th February, 2011 executed between Pant Nagar Navjeevan Co-operative Housing Society Limited ("Navjeevan Society") and the Developer Man Realtors and Holdings Private Limited.
 - b. Indenture of Lease dated 2nd June, 2012, registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4683/2012 executed

Page 1 of 4

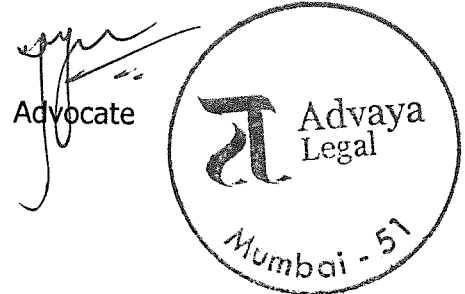


between Maharashtra Housing & Area Development Authority ("MHADA") and Navjeevan Society.

- c. Deed of Sale dated 2nd June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4684/2012 executed between MHADA and Navjeevan Society.
 - d. Development Agreement dated 14th November, 2014 registered with the Sub-Registrar of Assurances under Serial No. KRL-3/9290/2014 executed by Navjeevan Society and the Developer.
 - e. Power of Attorney dated 14th November, 2014 executed by Navjeen Society Limited in favour of Man Realtors and Holdings Private Limited registered with the Sub-Registrar of Assurances under Serial No. KRL-3/9291/2014.
 - f. Letter dated 17th November, 2014 issued by MHADA enclosing the revised demarcation plan and confirming the plot area as per the conveyance deed.
- C. Property card issued by City Survey Officer dated 9th July, 2019 containing mutation entry no 151
- D. Search report for 30 years from 1989 to 2019.
- 2) 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 Developer is clear, marketable and without any encumbrances. Owners of the land Survey No. 236-A (Part), City Survey No. 194 A/9/3 is the MHADA, Navjeevan Society is entitled to leasehold rights over the said land and to the ownership rights of the Building standing thereon and the Developer has unencumbered development rights to the said Property.
- 3) The Report reflecting the flow of the title of the Developer on the said land is enclosed herewith as Annexure.

Encl: Annexure.

Date: 5th May, 2021



ANNEXURE

FLOW OF THE TITLE OF THE SAID PROPERTY

1) AND 2)

- A. The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1948 was the owner of and sufficiently seized and possessed of the Land.
- B. The abovementioned Maharashtra Housing Board constructed the said Building on the Land.
- C. MHADA came into force with effect from 5th December, 1977 as a result of which Maharashtra Housing Board stood dissolved and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
- D. The residents of the said Building i.e., Building No. 159, formed themselves into Pant Nagar Navjeevan Co-operative Housing Society Limited ("Navjeevan Society").
- E. A Memorandum of Understanding was executed on 24th February, 2011 between Navjeevan Society and the Developer whereunder the Navjeevan Society agreed to hand over the project of redevelopment to the Developer. This document contains a number of blanks and hence we are unable to offer any further comments thereon.
- F. Vide Indenture of Lease dated 2nd June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4683/2012 executed between MHADA and Navjeevan Society, MHADA granted leasehold rights over the said Land to Navjeevan Society for a period of 30 years initially and 2 subsequent renewals of 30 years each on the terms and conditions mentioned therein.
- G. Further, by a Deed of Sale dated 2nd June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4684/2012 executed between MHADA and Navjeevan Society, MHADA conveyed the ownership of the said Building 159 unto the Navjeevan Society. Accordingly, Navjeevan Society became seized, possessed of and sufficiently entitled to the leasehold rights over the Land and ownership rights over the said Building.
- H. The said Building No. 159 was in a dilapidated condition and required urgent attention for redevelopment.
- I. Vide a Development Agreement dated 14th November, 2014 executed by Navjeevan Society and the Developer and registered with the Sub-Registrar of Assurances under Serial No. KRL-3/9290/2014, Navjeevan granted to the Developer development rights in respect of the said Property.



- J. Navjeevan Society executed an Irrevocable General Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KRL-3/9291/2014 on 14th November, 2014 in favour of Mr. Manan P Shah and Mr. Suketu R. Shah, Directors of the Developer to do all acts required for redevelopment of the Property.
- K. Vide Letter dated 17th November, 2014, MHADA confirmed the plot area and the demarcation of the plot.
- L. The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land vide Mutation entry No. 151

3) Search report for 30 years from 1989 Taken from Sub-Registrar's office at Kurla No. 3: We have caused a title search of the Property in the records of the office of the Sub Registrar of Assurances at (I) MHADA, Bandra and Old Custom House, Fort, Mumbai for period of 30 (thirty) years from the years 1989 to 2019; and (ii) at Chembur, Nahur and Vikhroli for a period of 15 (fifteen) years from the years 2002 to 2019 and have found no adverse remarks therein.

4) Any other relevant title.

- i. No Public Notices has been issued in the local newspapers in respect of the Property.
- ii. No search was undertaken on the web portal of Ministry of Corporate Affairs in respect of charges, if any created by Developer over the said Land.

5) Litigations if any. The representatives of the Developer have confirmed that the Property is not a subject matter of any litigation. No independent search was undertaken by us to confirm the same

Date: 5th May, 2021

Advocate.

