

KIRAN S. MOHITE

Advocate

2/A/3, Kaveri Nagari Niwara Co – operative Housing Society Ltd., Plot No. 3, NNP, Sant Nirankari Bhavan
Marg, Goregaon (East), Mumbai – 400 065 * Mob. No. +91 – 9819 88 31 66, +91 – 9819 88 81 66
* Email Id: kenmohite@gmail.com

FORMAT – A
(Circular No.: - 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Collectors Survey No. 236 (A) Building No. 14, and now with bearing Cadastral Survey No. 5681 of Ghatkopar Division admeasuring i.e. 812.16 sq. mtrs. situated at Building No. 14, Pant Nagar, Ghatkopar (East), Mumbai-400 075 within the limits of Greater Mumbai in the district and Registration sub-district of Mumbai.

I have investigated the title of the said Plot on the request of Society i.e. **PANTNAGAR RAJDHANI CO-OPERATIVE HOUSING SOCIETY LTD.** and Developer i.e. **M/s. SEEMA PROPERTIES AND BUILDERS LLP** and perused following documents i.e.:-

1. **Description of the Property:-**

ALL THE piece or parcel of land alongwith building standing thereon situated at Building No. 14, Pant Nagar, Ghatkopar (East), Village – Ghatkopar-Kirol, Taluka – Kurla District- Mumbai Suburban 400 075 within the limits of Greater Mumbai in the district and Registration sub-district of Mumbai city

formerly bearing Collectors Survey No. 236 (A) Building No. 14, and now with bearing Cadastral Survey No. 5681 of Ghatkopar Division admeasuring i.e. 812.16 Sq. Mtrs or more and bounded as follows:

On or towards North by : Building No.16
 On or towards South by : Building No.12
 On or towards the East by : Road
 On or towards the West by : Building No.15

(hereinafter referred as "the said Plot of Land/Immoveable property");

2. **The documents of allotment of Plot:-**

- (i) Photocopy of Registration Certificate bearing Registration No. BOM/HSG/7917/1982 dated 29th September 1983 issued by Dy. Registrar, Co-Operative Societies (MHADA), Mumbai;
- (ii) Photocopy of Deed of Lease dated 11th February 1986;
- (iii) Photocopy of Deed of Sale Agreement dated 11th February 1986;
- (iv) Photocopy of the Cancellation Deed dated 31st December 2019;
- (v) Photocopy of the Re-Development Agreement dated 4th December 2020;

- (vi) Photocopy of Property Card;
 - (vii) Photocopy of resolution passed in Special General Body Meeting held on 28th September 2019;
 - (viii) Photocopy of N. O. C. bearing No. Co/MB/REE/NOC/F-607/455/2020 dated 9th March 2020 issued by MHADA;
 - (ix) Public Notice dated 13th December 2020 issued by me for calling claims and/or objections in respect of said land/immoveable property
3. Property Card issued by City Survey Office, Ghatkopar, Mutation Entry No. nil
4. Search Report for 30 years from 1991 till 2021

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 Society i.e. **PANTNAGAR RAJDHANI CO-OPERATIVE HOUSING SOCIETY LTD.** and Developer i.e. **M/s. SEEMA PROPERTIES AND BUILDERS LLP** is clear, marketable and without any encumbrances.

Owners of the land:-

Bombay Housing and Area Development Board vide Deed of Lease dated 11th February 1986 granted lease rights and further vide Deed of Sale Agreement dated 11th February 1986 conveyed building

standing thereon in favour of the Pantnagar Rajdhani Co-operative Housing Society Ltd. In furtherance, the Pantnagar Rajdhani Co-operative Housing Society Ltd. has given development rights to **M/s. SEEMA PROPERTIES AND BUILDERS LLP** vide Redevelopment Agreement dated 4th December 2020.

The report reflecting the flow of the title of the Society i.e. **PANTNAGAR RAJDHANI CO-OPERATIVE HOUSING SOCIETY LTD.** and Developer i.e. **M/s. SEEMA PROPERTIES AND BUILDERS LLP** on the said land is enclosed herewith as annexure.

Date: 06/04/2021

Hirabai

Advocate

KIRAN K. KUMAR

2/A3, Sector 10, Gurgaon, Haryana
 Dhokha, Sector 10, Gurgaon, Haryana
 Mobile: 98100 12345

FORMAT - A
(Circular No.: - 28/2021)

A) FLOW OF THE TITLE OF THE SAID LAND:-

1. By Deed of Lease dated 11th February 1986, Maharashtra Housing & Area Development Board on behalf of the Maharashtra Housing & Area Development Authority, being the owners of the said property granted Lease rights of the said Property in favour of the Society for the period and on the terms and conditions contained therein. The said Deed of Lease has been duly registered with the office of the sub-Registrar Mumbai, under the Sr. No. 3480/86 dated 5th June 1986;

2. By a Deed of Sale dated 11th February 1986, the Maharashtra Housing & Area Development Board on behalf of Maharashtra Housing & Area Development Authority also conveyed the Building No. 14 consisting of Ground and Two upper floors with 30 flats standing on the said leasehold land in favour of the Society for the consideration and on the terms and conditions as contained therein. The said Sale Deed has been duly registered with the office of the Sub-Registrar, Mumbai under the Sr. No. 3462/86 dated 5th June 1986.

3. The existing structure (Ground plus Two floor) standing on the said land, which are occupied by 30 members of the society and each member by virtue of membership of the society has been occupying and possessing a self-contained flat.
4. The said property is falling under the Residential Zone as per the Revised Development Plan as published by Municipal Corporation of Greater Mumbai (hereinafter referred to as the "MCGM") and sanctioned by State Government.
5. It is possible for the Developer to utilize the permissible MHADA F.S.I. as may be available for consumption on the said property in accordance with Development Control Regulations of Greater Mumbai, 2034 (hereinafter referred to as the "Regulations"), bearing Regulation Nos. 33(5), or any other regulation, acts, laws or statutes with their time to time amendments/modification and the additional FSI & Layout FSI on pro-rata Basis to be sanctioned by the MHADA, Municipal Corporation and Other Competent Authorities for the building/s to be constructed on the said property.

6. By and under Development Agreement dated 28th December 2006 registered with Sub-Registrar of Assurances, Kurla under Serial No. BDR-13-10516-2006 dated 28th December 2006 and entered between M/s. Amogh Sawant (therein referred to as the said Developer of the one Part) and the society herein, the Society had entered assigned the development rights of the said property in favour of the said Developer. Further subsequent to such Development Agreement dated 28th December 2006 and a Power of Attorney dated 28th December 2006 was also executed by the said society in favour of the Developer for re-development of the society's building upon the terms and conditions mentioned therein.
7. For diverse reasons the said re-development could not proceed further and both the parties decided in their best mutual interest to cancel the said Development Agreement dated 28th December 2006 and Power of Attorney dated 28th December 2006. Thus subsequent to the resolution passed by the Society in Special General Body Meeting dated 27th February 2016, the society decided to cancel the said Development Agreement and

Power of Attorney dated 28th December 2006. By and under Deed of Cancellation dated 31st December 2019 registered with the Sub-Registrar of Assurances at Kurla vide Sr. No. 95 dtd.2nd January 2020 and entered between M/s. Amogh Sawant and the society herein, the said Developer and the society has duly recorded the terms and conditions for cancellation of the Old Development Agreement dated 28th December 2006, as more particularly recorded therein.

8. The Applicant/Developer herein, being desirous of redeveloping the said property by demolishing the existing structure standing thereon and constructing at their own costs and expenses new building consist of stilt Parking plus upper floors on the said property by consuming entire Floor Space Index (FSI) as may be available in respect of the said property in accordance with the Development Control Regulations as amended upto date and as per MHADA rules and regulations at their own costs and expenses, has approached the Society for grant of sole and exclusive development rights in respect of the said property.

9. The Managing Committee in the special General Body Meeting held on 28th September 2019 decided to consider appointment of the Applicant/Developer for the said project.
10. After finding the agreed offer of the Developer most favourable in the interest of the Society and its existing members, the society in its Special General Body Meeting held on 28th September 2019 by majority accepted the offer of the Applicant/Developer and passed a resolution in Special General Body Meeting held on 28th September 2019 and decided to entrust the development rights to the Applicant/Developer in order to demolish the said building, to consume FSI, and to construct a new building on the same plot in accordance with the plans and specifications that may be approved by its Managing Committee and sanctioned by the Municipal Corporation, MHADA and other concerned competent authorities.
11. Accordingly, the Society in the said Special General Body Meeting held on 28th September 2019 passed unanimously a Resolution appointing and authorizing the Applicant/Developer, as the sole and exclusive Developer.

to develop the said property as per prevailing norms of MHADA and MCGM, for the implementation of the proposed redevelopment scheme and also to grant Development Right to the Developers to redevelop the said Property and to construct the new building on the said property, and the General Body of the said Society has also empowered the following Committee Members viz., (i) Smt. S. S. Shilotri (Hon. Chairman), (ii) Shri. R. B. Kotian (Hon. Secretary), (iii) Shri G. C. Singh (Hon. Treasurer), (iv) Shri. M. V. Modi (Hon. Committee Member) and (v) Smt. T. G. Kadam (Hon. Committee Member), also being the members of the Managing Committee of the Society herein to executed Development Agreement, power of Attorney and all other necessary papers and documents/writing etc., in favour of the Applicant/Developer as required only in respect of the said project which will be automatically cancelled at the time of completion of the project.

12. Pantnagar Rajdhani Co – operative Housing Society Ltd. has given development rights to **M/s. SEEMA PROPERTIES AND BUILDERS LLP** vide Redevelopment Agreement dated 4th December 2020.

✍

- B) P.R. Card as on date of Application for registration.
- C) Mutation Entry No. nil
- D) Search report for 30 years from 1991 till 2021 taken from Sub-Registrar' office at Mumbai and Mumbai Suburban District
- E) No Litigation pending in respect of the said property/land.

Date: 06/04/2021

Kiran S. Mohite

Advocate

KIRAN S. MOHITE
ADVOCATE

2/A/3, Kaveri Nagar, Thera, Dist. MH,
Flat No.3, MIDC, Near, Marol
Bhavan Marg, Colaba, Dist. MH,
Mumbai-400 029.
Mob. No.: +91-9879662166