



IC LEGAL

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FORMAT – A
(Circular No 28/2021)

To,
MahaRERA,
4th Floor, Housefin Bhavan, Plot No. C-21,
E-Block, Near Kamgar Bhavan, Behind RBI Building,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land situated and lying underneath and appurtenant to the building No. 147 bearing survey No. 236A and City Survey No. 5740 (part) of Village Ghatkopar - Kirol, Mumbai Suburban District, situated at Pant Nagar Ghatkopar (East) Mumbai- 400075 (hereinafter referred to as the “said Property”).

1) We have investigated the title of the said plot of land on the request of Antariksh Realtors Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and deemed to have been registered under the provisions of the Companies Act, 2013, having its registered office at Dheeraj Plaza, 5th Floor, 23 Hill Road, Bandra (West), Mumbai 400 050 (“**Developer**”), and perused the following documents i.e.:

1. **Description of the property:** Plot of land situated and lying underneath and appurtenant to the building No. 147 bearing survey No. 236A and City Survey No. 5740 (part) of Village Ghatkopar - Kirol, Mumbai Suburban District, situated at Pant Nagar Ghatkopar (East) Mumbai- 400075, admeasuring 1,052.30 square meters.

2. **The documents of allotment of plot:**

(a) Copy of the Indenture of Lease dated 10th June, 1993, executed between Maharashtra Housing and Area Development Authority (“**MHADA**”) and Pantnagar Suryadarshan Co-operative Housing Society Limited (“**Society**”), and registered with the Sub-Registrar of Assurances, at Mumbai Suburban bearing serial no. 2097/93:

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- (b) Original Deed of Sale dated 10th June, 1993, executed between MHADA and the Society, and registered with the Sub-Registrar of Assurances at Mumbai Suburban bearing serial no.2095/93;
- (c) Original Development Agreement dated 7th February, 2020, executed between the Developer, the Members of the Society and the Society, and registered with Sub-Registrar of Assurances at Kurla - 3 under serial no. KRL-3-1964-225-2020; and
- (d) Original Power of Attorney dated 7th February, 2020, executed by the Society in favour of the Developer, and registered with the Sub-Registrar of Assurance at Kurla - 3 under serial no. KRL-3-1967-64-2020.

(e) **Copy of Property Register Card issued on 24th February, 2020.**

(f) **Search Report for fifty (50) years from 1971 to 2020.**

- 2) On perusal of the above mentioned documents relating to the title of the said plot of land, and subject to what is stated herein, we are of the opinion that Maharashtra Housing and Area Development Authority (“MHADA”) is the owner, and Pantnagar Suryadarshan Co-operative Society Limited (“Society”) is the lessee of the said Property, and on the plans for construction of building(s) on the said Property being sanctioned and other approvals being granted from time to time, the Developer will be entitled to develop the said Property and construct the building(s) thereon.

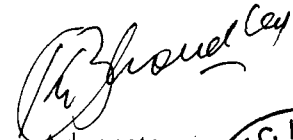
Owner(s) of the said Property:

MHADA

- 3) The report reflecting the flow of the title on the said Property is enclosed herewith as an annexure.

Encl: Annexure

Date: 27th July, 2021


Advocate

(Stamp)



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FLOW OF TITLE OF THE SAID PLOT OF LAND


1. **Copy of Property Register Card issued on 24th February, 2020.**
2. **Search Report for fifty (50) years from 1971 to 2020 taken from Mumbai, Bandra, Chembur and Kurla-1 to 6 Sub-Registrar Offices.**
3. **TITLE FLOW**
 - (i) The Maharashtra Housing and Area Development Authority (“**MHADA**”) is the owner of the said Property. There is a building bearing No. 147 on the said Property (hereinafter referred to as the “**Building**”). The said Building contains 32 premises (the “**Existing Premises**”) and all the existing premises are occupied by the members of the Society.
 - (ii) By an Indenture of Lease dated 10th June, 1993, registered with the Sub-Registrar of Assurances, at Mumbai Suburban bearing serial no. 2097/93, MHADA granted lease of the said Property to the Society, on the terms and conditions more specifically set out therein.
 - (iii) By a Deed of Sale dated 10th June, 1993, registered with the Sub-Registrar of Assurances at Mumbai Suburban bearing serial no.2095/93. MHADA conveyed the said Building, being Building no. 147. to the Society, on the terms and conditions more specifically set out therein.
 - (iv) The Society is the lessee of the said Property and the owner of the said Building.
 - (v) By a Development Agreement dated 7th February, 2020 made between the Society of the First Part, thirty-one (31) Members of the Society of the Second Part and the Developer of the Third Part, and registered with Sub-Registrar of Assurances at Kurla - 3 under serial no. KRL-3-1964-225-

2020, the Society and its Members, granted, transferred and assigned the development rights in respect of the said Property, for the consideration and on the terms and conditions therein contained.

- (vi) On 7th February, 2020, the Society executed a Power of Attorney authorizing the Developer to exercise several powers contained in the said Power of Attorney inter-alia for the re-development of the said Property. The said Power of Attorney is registered with the Sub-Registrar of Assurance at Kurla – 3 under serial no. KRL-3-1967-64-2020.

Encl: Annexure

Date: 27th July, 2021


Advocate

(Stamp)



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