

TITLE CERTIFICATE

I have perused the documents in respect of the property of the Society namely Pantnagar Amrutwel Co-operative Housing Society Limited i.e. Property Card and other relevant documents and after perusing the same I am hereby submitting my certificate as under:-

THIS IT TO CERTIFY THAT:

- (A) The Maharashtra Housing Board (hereinafter referred to as the "Board") constituted under the Maharashtra Housing Area and Development Act, 1948 was possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land admeasuring 667.69 sq. mtrs. or thereabouts as per the Lease Deed being building no. 44 bearing C.T.S. No. 5661(part) corresponding to Survey No. 236-A in the registration sub-district of Bombay Suburban District, more particularly described in the Schedule hereunder written (hereinafter referred to as 'the said plot').
- (B) The allottees of the said Building had formed themselves into a Co-operative Housing Society viz. Pantnagar Amrutwel Co-operative Housing Society Ltd. which had 30 members.
- (C) By a Deed of Sale dated 11th February 1986 registered with the Sub-Registrar of Assurances at Bandra under Serial No.

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BDR/3478 of 1986 and executed between the Authority, therein referred to as the Authority of the One Part and Pant Nagar Pantnagar Amrutwel Co-operative Housing Society Ltd., therein referred to as the Society of the Other Part, the Authority conveyed, granted and assured unto the Society, Building No. 44 standing on all that piece or parcel of land bearing C.T.S. No. 5661 (part) corresponding to Survey No.236-A, Village Ghatkopar -KiroI at or for the consideration and in the manner contained therein.

(D)By an Indenture of Lease dated 11th February 1986 registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR/3471/1986 and executed between the Authority, therein referred to as the Authority of the One Part and Pantnagar Amrutwel Co-operative Housing Society Ltd., therein referred to as the Society of the Other Part, the Authority granted on lease the said Property for the term of 99 years commencing at or for the rent reserved and on the terms and conditions more particularly contained therein.

(E)Subsequently MHADA has re-demarcated the said plot and vide letter dated 25th November 2020 bearing no. EE/DE-V/KD/MB/4365/2020, MHADA has certified that the said plot area is increased 131.49 sq. mtrs. (tit-bit area) and therefore presently the area of the plot is 799.18 sq. mtrs.

(F)The said Building i.e. Building no. 44 was constructed in 1961 and is now in a dilapidated condition;

(G)The Property card does not bear the name of the Society.



(H)The Building no. 44 of the Society consists of ground plus Two upper floors comprising of 30 Residential flats which are occupied by 30 members of the Society, they are the Owners of their respective flats.

(I) On perusal of the aforesaid documents and information given on enquiries, I have found that Pantnagar Amrutwel Co-op Hsg. Society Ltd. is a co-operative society duly registered under the Maharashtra Co-operative Societies act, 1960 bearing Regn. No. BOM/HSG/7826 dated 30/03/1982 and having registered office at Building no. 44, Pantnagar, Ghatkopar (East), Mumbai-400 075, as more particularly described in the Schedule hereunder written.

(J) Further, it is hereby confirmed that the said Pantnagar Amrutwel Co-op Hsg. Society Ltd. have entered into a registered Redevelopment Agreement dated 9th August 2021 bearing Serial No. KRL3-12596 of 2021 with M/s HS Alag Realty LLP as the developer on such terms as more particularly stated therein, by way of which the Society has granted permission for redevelopment of the project and majority members of the society present in a Special General Body Meeting dated 20th December 2020 convened for the purpose have approved for the redevelopment of the said property. Alongwith the said Development Agreement, the said Society also executed a Power of Attorney dated 9th August 2021 bearing Serial No. KRL-12598 of 2021 on such terms, as more specifically stated therein and that the same is valid and subsisting. The Developer i.e. M/s HS Alag Realty LLP as the



Constituted Attorney is authorised to submit the redevelopment proposal to MHADA/ MCGM and redevelop the above property according to the terms stated therein.

THE SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of non-agricultural land or ground situate, lying and being admeasuring in total admeasuring about 667.69 sq. mtrs. as per the Lease Deed and 799.18 sq. mtrs. as per MHADA demarcation letter 25th November 2020 alongwith building standing thereon namely Building no. 44 being ground plus Two upper floors and comprising of 30 Residential flats which are occupied by 30 members of the Pant Nagar Amrutwel Co-op. Hsg Society Ltd. bearing CTS no. 5661 (part), Survey no. 236-A of Village Ghatkopar-Kirol, Taluka Kurla within Municipal Limits of Greater Mumbai situated at Pant Nagar, Ghatkopar (E), Mumbai: 400075. in the Registration Sub-District and District of Mumbai City and Mumbai Suburban in Municipal 'N' Ward.

Dated this 13th day of September, 2021.



JINITA SHAH
Advocate and Solicitor

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