

B. THE DOCUMENTS OF ALLOTMENT OF PLOT

1. By an Indenture of Lease dated 25th November, 1986 lodged for registration in the Office of the Jt. Sub-Registrar, Bandra on 25/02/1987 executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the one part and PANT NAGAR KINARA CO-OP.HSG.SCTY.LTD., - the SOCIETY therein of the other part whereby, the said MHADA demised unto the said Society all and singular the land admeasuring about 812.16 sq. mtrs. area lying under and appurtenant to Building No.78, bearing Survey No.236 A and City Survey No. 185 (Part) situated at Pant Nagar, Ghatkopar (East), Mumbai- 400 075. The said Lease Deed got registered in the Office of the Jt. Sub-Registrar, Bandra on 23/08/2002 under No. P/479/1987.

2. By a Deed of Sale also dated 25th November, 1986 lodged for registration in the Office of the Jt. Sub-Registrar, Bandra on 25/02/1987 executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the One Part and PANT NAGAR KINARA CO-OP.HSG.SCTY.LTD., the Society therein of the other part whereby, the said MHADA transferred and conveyed unto the said Society all of that property being building No.78 situated at Pant Nagar, Ghatkopar (East), Mumbai- 400 075 for the consideration and upon the terms and conditions mentioned in the said Deed. The said Deed of Sale got registered in the Office of the Jt. Sub-Registrar, Bandra on 23/08/2002 under No. P/478/1987.

3. That the plot being situated at bearing Survey No. 236 A and City Survey No. 185 situated at Pant Nagar, Ghatkopar (East), Mumbai- 400 075 and total plot area as per sale and lease deed is 812.16 Sq. Meters.

4. By Development Agreement dated 24th September, 2021, the Society granted development rights in respect of the said property being demarcated area of the Plot 881.39 sq. mtrs. to M/S. GURUKRUPA REALCON LIFESPACES LLP.- referred therein as the DEVELOPERS, upon the terms and conditions recorded in the said Development Agreement. The said Development Agreement has been registered

with the Jt. Sub- Registrar, Kurla - 2 under SR. No.KRL-2/14435/2021. The said Development Agreement was executed by 23 members out of 30 members of the society.

5. The Society has also executed Power of Attorney dated 24th September, 2021 in favour of M/S. GURUKRUPA REALCON LIFESPACES LLP, which is registered in the Office of the Jt. Sub-Registrar, Kurla -2 under Sr. No.KRL-2/14436/2021.

6. By 1st Supplementary Agreement dated 17th December, 2021 to the Development Agreement, out of remaining 7 member of the said Society, five members agreed to the terms and conditions of the old Development Agreement. The 1st Supplementary Agreement dated 17th December, 2021 has been registered in the Office of the Jt.Sub-Registrar, Kurla -4 under Sr.No.KRL-4/22978/2021.

7. By 2nd Supplementary Agreement dated 24th December, 2021 to the Development Agreement, out of remaining 2 members of the said Society, agreed to the terms and conditions of the old Development Agreement. The 1st Supplementary Agreement dated 24th December, 2021 has been registered in the Office of the Jt.Sub-Registrar , Kurla -4 under Sr.No.KRL-4/23577/2021.

C. PROPERTY CARD AND MUTATION ENTRY

The property card is extracted online and mutation entry has not been done by the Society of the said Plot.

D. SEARCH REPORT FOR 30 YEARS FROM (1991 TO 2021)

1. The past 31 years from (1991 to 2021) search report of the said land and society has been issued to me by the Mr. Jayant A. Chipkar on dated 5th October, 2021,
2. On perusal of the above-mentioned documents and all other relevant documents to title of the said Land and Society, I have given opinion that the title of the said property is with MHADA and Lease Deed pertaining to the land and Sale

FLOW OF THE TITLE OF THE SIAD PROPETY

1. I have perused the aforesaid documents and it is observed that MHADA is the original owner of the said Plot situated at Survey No. 236 A, CTS No. 185 admeasuring area admeasuring area 812.16 sq. mtrs. (demarcated area of the Plot 881.39 sq. mtrs.) of Revenue Village- Ghatkopar, Taluka-Kurla, District- Mumbai Suburban within the limits of 'S' Ward of the Mumbai Municipal Corporation and Registration District of Mumbai Suburban.
2. In pursuance of such scheme introduced by the Government, MHADA earlier known as Housing Board constructed Building No.78 for housing of the Industrial workers, consisting of total 30 Tenements on Land bearing Survey No.236 A, C.T.S. No. 185 each having about 19.23 Sq. Mtrs carpet area on the said property for housing purpose as provided in the said scheme. The Tenements in the said Building No. 78 were allotted to the Individual Allottees who were Industrial Workers on rental basis.
3. The said allottees formed themselves into a Co-operative Housing Society under Maharashtra Co-operative Society's Act, 1960 namely KANNAMWAR NAGAR KINARA CO-OPERATIVE HOUSING SOCIETY LTD., having Registration No. BOM/HSG/7780 dated 22/01/1982 having it's registered office at Building No. 78, Pant Nagar, Ghatkopar (East), Mumbai - 400 075.
4. By an Indenture of Lease dated 25th November, 1986 lodged for registration in the Office of the Jt. Sub-Registrar, Bandra on 25/02/1987 executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the one part and PANT NAGAR KINARA CO-OP.HSG.SCTY.LTD., - the SOCIETY therein of the other part whereby, the said MHADA demised unto the said Society all and singular the land admeasuring about 812.16 sq. mtrs. area lying under and appurtenant to Building No.78, bearing Survey No.236 A and City Survey No. 185 (Part) situated at Pant Nagar, Ghatkopar (East), Mumbai- 400 075. The said Lease

Deed got registered in the Office of the Jt. Sub-Registrar, Bandra on 23/08/2002 under No. P/479/1987.

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6. By Development Agreement dated 24th September, 2021, the Society granted development rights in respect of the said property being demarcated area of the Plot 881.39 sq. mtrs. to M/S. GURUKRUPA REALCON LIFESPACES LLP.- referred therein as the DEVELOPERS, upon the terms and conditions recorded in the said Development Agreement. The said Development Agreement has been registered with the Jt. Sub- Registrar, Kurla - 2 under SR. No.KRL-2/14435/2021. The said Development Agreement dated 24th September, 2021 has been signed and registered by 30 members out of total 23 members of the said Society.
7. The Society has also executed Power of Attorney dated 24th September, 2021 in favour of M/S. GURUKRUPA REALCON LIFESPACES LLP, which is registered in the Office of the Jt. Sub-Registrar, Kurla -2 under Sr. No.KRL-2/14436/2021.
8. By 1st Supplementary Agreement dated 17th December, 2021 to the Development Agreement, out of remaining 7 member of the said Society, five members agreed to the terms and conditions of the old Development Agreement. The 1st Supplementary Agreement dated 17th December, 2021 has

