

**SAMIDHA BHUNESHWAR TANDEL**

(ADVOCATE BOMBAY HIGH COURT)

Mobile No: 9136005022

E-mail Id: tandelsamidha8@gmail.com

Address: Plot No 826, Mahagchaya, Mori Road, Mahim (west), Mumbai-400016

**FORMAT - A**

(Circular No. 28/2021)

To,  
**MahaRERA**  
**Mumbai,**

**SUB:** Title Certificate to all piece and parcel of land together with Building No. 50 standing thereon known as PANTNAGAR DNYANDEEP CO-OPERATIVE HOUSING SOCIETY LIMITED, situated at Pant Nagar, Ghatkopar East, Mumbai 400075, bearing Survey No. 186 (Part), CTS No. 236 A admeasuring area 720 Sq. Meters plus tit-bit area as per demarcation of the Plot of Revenue Village-Ghatkopar, Taluka-Kurla, District-Mumbai Suburban within the limits of 'N' Ward of the Mumbai Municipal Corporation and Registration District of Mumbai Suburban.

I have investigated the title of the said Property on the request of M/S GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP and following documents i.e.: -

**A. DESCRIPTION OF THE PROPERTY**

All piece and parcel of land together with building No. 50 standing thereon known as PANTNAGAR DNYANDEEP CO-OPERATIVE HOUSING SOCIETY LIMITED (hereinafter referred as "**SAID SOCIETY**"), situated at Pant Nagar, Ghatkopar East, Mumbai 400075, bearing Survey No. 186 (Part), CTS No. 236 A admeasuring area 720 Sq. Meters plus tit-bit area as per demarcation of the Plot of Revenue Village-Ghatkopar, Taluka-Kurla, District-Mumbai Suburban within the limits of 'N' Ward of the Mumbai Municipal Corporation and Registration District of Mumbai Suburban. (hereinafter referred as "**SAID PLOT**").



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## **B. THE DOCUMENTS OF ALLOTMENT OF PLOT**

1. By virtue of Lease Deed dated 12<sup>th</sup> February, 1998 lodged for registration in the office of the Jt. Sub-Registrar, Bandra, executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" on the one part and Pant Nagar Dnyandeep Co-Operative Housing Society Limited, the Society therein of the other Part whereby, the said MHADA demised unto the said Society all and singular the land admeasuring about 720 Sq. Meters area laying under and appurtenant to Building No. 50, bearing Survey No. 186 (Part), CTS No. 236 A Situated at Pant Nagar, Ghatkopar East, Mumbai 400075. The Said Lease Deed got lodged in the office of the Jt. Sub-Registrar, under No. PBDR-3/224/1998.
2. By virtue of Sale Deed dated 12<sup>th</sup> February, 1998 lodged for registration in the office of the Jt. Sub-Registrar, Bandra executed between Maharashtra housing and Area Development Authority, therein called "the Authority" on the one part and Pant Nagar Dnyandeep Co-Operative Housing Society Limited, the Society therein of the other Part whereby, the said MHADA demised unto the said Society all and singular the land admeasuring about 720 Sq. Meters area laying under and appurtenant to Building No. 50, bearing Survey No. 186 (Part), CTS No. 236 A Situated at Pant Nagar, Ghatkopar East, Mumbai 400075. The Said Sale Deed got Lodged in the office of the Jt. Sub-Registrar, under No. PBDR-3/226/1998.
3. Abovementioned Lease Deed and Sale Deed were lodged for registration at sub-registrar Assurance Kurla I office on dated 12<sup>th</sup> February, 1998, but these Deeds are pending for final registration as the Signature of the Sub-Registrar Authority is Missing on the Final Page out of all total Pages.



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4. That the plot being situated at bearing Survey No. 186 (Part), CTS No. 236 A Situated at Pant Nagar, Ghatkopar East, Mumbai 400075 and total plot area as per sale and lease deed is 720 Sq. Meters and as per site measurement demarcation report by executive Engineer is 864.47 Sq. Meter.
5. By virtue of Development Agreement duly registered at the Sub-Registrar of assurances on **20<sup>th</sup> September, 2021**, under **Sr. No. KRL-1/14617/2021** duly executed between M/s Gurukrupa Group Builders and Developers LLP, Said Society and the existing members of the said society transferring the Development rights.
6. The said Society also registered Irrevocable General Power of Attorney registered with the sub-registrar of assurances under **Sr.No.KRL-1/14618/2021, dated 20<sup>th</sup> September, 2021** in favour of the M/s Gurukrupa Group Builders and Developers LLP for the redevelopment of the Society.

**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 32 YEARS FROM (1991 TO 2022)**

1. The past 32 years from (1991 to 2022) search report of the said land and society has been issued to me by the Mr. Jayant A. Chipkar on dated 14<sup>th</sup> March, 2022,
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 and Sale Deed was executed and

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lodged for registration however pending for final registration as the Signature of the Sub-Registrar Authority is Missing on the Final Page out of all total Pages, the rest history of the property is clear, marketable and without any encumbrances.

**E. OWNER OF THE LAND**


Maharashtra Housing and Development Authority (MHADA) is the original owner and lessor of the said Plot situated at bearing Survey No. 186 (Part), CTS No. 236 A Situated at Pant Nagar, Ghatkopar East, Mumbai-400075 and lease with the said Society and Development rights are with the M/s Gurukrupa Group Builders and Developers LLP.

**QUALIFYING COMMENTS/REMARKS IF ANY: NA**

The search report and the registrar documents provided to me reflecting the flow of the title to MHADA and Lease rights to the said Society and Development rights as per the registered Development Agreement is with the M/s Gurukrupa Group Builders and Developers LLP for the said plot and/society, enclosed Search Report herewith as Annexure.

Encl : ANNEXURE.

Date: 16<sup>th</sup> March, 2022

  
Miss. Samidha B. Tandel  
ADVOCATE

**SAMIDHA BHUNESHWAR TANDEL**  
BL S LL B  
ADVOCATE HIGH COURT  
MAH/8343/2019  
Plot No.- 826, Mahagchaya, Mori Road,  
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## FLOW OF THE TITLE OF THE SAID PROPERTY

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. 186 (Part), CTS No. 236 A admeasuring area 720 Sq. Meters plus Tit-Bit Area as per demarcation of the plot of Revenue Village-Ghatkopar, Taluka-Kurla, District-Mumbai Suburban within the limits of 'N' 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. 50 for housing of the Industrial workers, consisting of total 30 Tenements on Land Survey No. 186 (Part), CTS No. 236 A each having about 19.70 Sq. Mtrs carpet area on the said property for housing purpose as provided in the said scheme. The Tenements in the said Building No.50 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 PANTNAGAR DYANDEEP CO-OPERATIVE HOUSING SOCIETY LTD., having Registration No. BOM/W-N/HSG/(OH)/1349/84-85 having it's registered office at Building No.50, Pant Nagar, Ghatkopar (East), Mumbai - 400 075.
4. By an Indenture of Lease dated 12<sup>th</sup> February, 1998 lodged for registration in the Office of the Jt. Sub-Registrar, Bandra executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the one part and PANTNAGAR DNYANDEEP CO-OP.HSG.SCTY.LTD., - the SOCIETY therein of the other part whereby, the said MHADA demised unto the said

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Society all and singular the land admeasuring about 720 sq. mtrs. area lying under and appurtenant to Building No.50, bearing Survey No. 186 (Part), CTS No. 236 A situated at Pant Nagar, Ghatkopar (East), Mumbai- 400 075. The said Lease Deed got registered in the Office of the Jt. Sub-Registrar, Bandra under No. PBDR-3/224/1998.

5. By a Deed of Sale also dated 12<sup>th</sup> February, 1998 lodged for registration in the Office of the Jt. Sub-Registrar, Bandra executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the One Part and PANTNAGAR DNYANDEEP 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.50 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 under No. PBDR-3/226/1998.
6. Abovementioned Lease Deed and Sale Deed were lodged for registration at sub-registrar Assurance Kurla I office on dated 12<sup>th</sup> February, 1998, but these Deeds are pending for final registration as the Signature of the Sub-Registrar Authority is Missing on the Final Page out of all total Pages.
7. By Development Agreement dated 20<sup>th</sup> September, 2021, the Society granted development rights in respect of the said property admeasuring demarcated area of the Plot 720 sq. mtrs. plus Tit-Bit Area as per Demarcation of the Plot to M/S. GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP. referred therein as the DEVELOPER, upon the terms and conditions recorded in the said Development Agreement. The said Development Agreement has been registered with the Jt. Sub Registrar, Kurla - 1 under SR. No.KRL-1/14617/2021 and the Society has also executed Power of Attorney



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dated 20<sup>th</sup> September, 2021 in favour of M/S. GURUKRUPA REALCON LIFESPACES LLP, which is registered in the Office of the Jt. Sub-Registrar, Kurla -1 under Sr. No. KRL-1/14618/2021.

8. The Executive Engineer, Kurla Division, Mumbai Board issued demarcation letter after the site measurement of the said Plot on dated 16<sup>th</sup> August, 2021, which declare the plot area is 864.47 Sq. Meters.

Date: 16<sup>th</sup> March, 2022

  
Miss. Samidha B. Tandel  
Advocate

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