



**VIS LEGIS LAW PRACTICE
ADVOCATES**

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

To
Maha RERA

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LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to CTS No. 185, Survey No. 236-A situated at Pantnagar, Ghatkopar (East), Mumbai- 400 075 (hereinafter referred to as the said plot).

I have investigated the title of the said plot on the request of M/s VL Gajamukh Developers LLP and following documents i.e.:-

1. Building No. 79 and 77 bearing CTS No. 185, Survey No.236-A situated at Pantnagar, Ghatkopar (East), Mumbai- 400 075
2. The documents of allotment of plot:-
 - a. Lease Deed dated 30th June 1992 bearing Registration No.PBDR/6851/1992.
 - b. Deed of Sale dated 30th June 1992 bearing Registration No. PBDR/6849/1992.
 - c. Lease Deed dated 11th December 2000 bearing Registration No. BDR-13/8754/2006
 - d. Deed of Sale dated 11th December 2000 bearing Registration No. BDR-13/8754/2006
 - e. Order dated 28th July, 2020 bearing reference no. DY.REG/SOC/B-2/AMALGAMATION/225/2020 of Deputy Registrar of Societies, MHADA.
 - f. Offer letter dated 23rd April, 2021 bearing reference no. CO/MB/REE/NOC/F-1193/916/2021 from MHADA to Pant Nagar Gajamukh Co-operative Housing Society Ltd.
 - g. Development Agreement dated 18th May, 2021 bearing registration no. KRL2-8198-2021 made and executed between Pant Nagar Gajamukh Co-operative Housing Society Ltd. and M/s. VL Gajamukh Developers LLP.
 - h. Irrevocable General Power of Attorney dated 18th May, 2021 bearing registration no. KRL2-8200-2021 made and executed between Pant Nagar Gajamukh Co-operative Housing Society Ltd. and the Partners of M/s. VL Gajamukh Developers LLP.
 - i. NOC dated 1st July, 2021 bearing reference no. CO/MB/REE/NOC/F-1193/1397/2021 issued by MHADA.
 - j. Intimation of Approval for Zero FSI dated 8th June, 2021 bearing reference no. MH/EE/BP CELL/GM/MHADA-1/837/2021 issued by MHADA to Pant Nagar Gajamukh Co-operative Housing Society Ltd.
 - k. Title Search report dated 2nd July, 2021.
3. Search report for 31 years from 1991 to 2021

2/- 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 CTS No. 185, Survey No. 236-A situated at Pantnagar, Ghatkopar (East), Mumbai- 400 075 is clear, marketable and without any encumbrances.

Owner of the land

1. PantNagar Gajamukh Co-operative Housing Society, CTS NO. No. 185, Survey No. 236-A situated at Pantnagar, Ghatkopar (East), Mumbai- 400 075

3/- The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 16th September, 2021

Vis Legis Law Practice, Advocates


For Partner

ANNEXURE

- a. Originally, the Maharashtra Housing and Area Development Authority (hereinafter referred to as "**the Authority**") was duly constituted with effect from the 5th day of December 1977, under government notification in the Public Works and Housing Development No. ARD 1077(1) Desk 44 dated 5th December 1977, the Maharashtra Housing Board (hereinafter referred to as "**the Board**") a corporation established under the Mumbai Housing Board Act, 1948 stood dissolved by operation of Section 15 of said Act. Under Clause (a) and (b) of Section 189 of the said Act all the properties, rights, liabilities, and obligations of the dissolved Board including those arising under any agreement or contract have become the properties, rights, liabilities and obligations of the Authority. The Board was possessed or otherwise well and sufficiently entitled to the said **Properties** which are more particularly defined in the reference part above. Accordingly, the said Properties vested in the Authority along with all rights, liabilities and obligations in respect thereof.
- b. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as "the Subsidized Industrial Housing Scheme Board".
- c. The MHADA Board had, in pursuance of the aforesaid scheme, built two buildings bearing nos. 79 and 77 ("**said Buildings**") in the year 1960 respectively on the First and Second Property each consisting of Ground plus two upper floors and having 30 tenements each.
- d. The authority as successor of the board became the owner of and/or otherwise well and sufficiently entitled to the said Properties along with the said buildings standing on First and Second Property.
- e. The tenements in the said Buildings were collectively allotted to 60 allottees for residential accommodation on rental basis which is more particularly described in Schedule II of the Deed of Sale executed for the respective Buildings.
- f. The allottees and/or occupants of the said Buildings formed themselves into two registered Co-operative Housing Societies namely (i) Pant Nagar Gajamukh Co-operative Housing Society Ltd. bearing Reg No.

BOM/HSG/1323 dated 7th August, 1984; (ii) Pant Nagar Rajkamal Co-operative Housing Society Ltd bearing Reg No. BOM/HSG/ OH/1315/84-85 dated 19th July 1984 (hereinafter referred to as "**the said Societies**").

- g. MHADA at the request of the said Societies decided to convey the said Buildings by way of sale and to grant the land underneath and appurtenant thereto by way of lease subject to the terms, conditions and covenants therein contained.

1. TITLE IN RESPECT OF THE FIRST PROPERTY

- a. By a Deed of Sale dated 30th June, 1992 duly registered at the office of the Sub-Registrar of Assurances, Bandra under Serial No. PBDR/6849/1992, made and executed between MHADA and Pant Nagar Gajamukh Co-operative Housing Society Ltd, MHADA transferred and conveyed unto the society all the property consisting of structure standing thereon being building no. 79 for the terms and conditions mentioned therein.
- b. By an Indenture of Lease dated 30th June, 1992 duly registered at the office of the Sub- Registrar of Assurances, Bandra, made and executed between MHADA and Pant Nagar Gajamukh Co-operative Housing Society Ltd, MHADA demised the land being First Property unto the society for a period of 99 (Ninety Nine) years commencing from 1st April, 1980 for the first instance.
- c. The condition of the structure of the said building accommodating the 30 members of the Society had deteriorated and was not in proper habitable condition and did not contain the conveniences and maintenances required for proper habitation.
- d. The Society, along with Pant Nagar Rajkamal Co-operative Housing Society Ltd mutually decided to amalgamate into a single co-operative housing society in a common Special General Meeting held on 12th January, 2020.
- e. Thereafter, the Society, along with Pant Nagar Rajkamal Co-operative Housing Society Ltd made an application to the Registrar of Co-operative Societies and consequently the Registrar vide an Order dated 28th July 2020 bearing Ref No. DY.REG/SOC/B-2/AMALGAMATION/225/2020 approved the amalgamation of the said Societies into a single amalgamated society viz. Pant Nagar Gajamukh Co-operative Housing Society bearing Regn. No. BOM/WN/HSG/(OH)/1323/84-85.

2. TITLE IN RESPECT OF THE SECOND PROPERTY

- a. By a Deed of Sale dated 11th December, 2000 duly registered at the office of the Sub- Registrar of Assurances, Bandra, under Serial No. BDR-13/8754/2006, made and executed between MHADA and Pant Nagar Rajkamal Housing Co-operative Society, MHADA transferred and conveyed unto the society all the property consisting of structure standing thereon being building no. 77 for the terms and conditions mentioned therein.
- b. By an Indenture of Lease dated 11th December, 2000 duly registered at the office of the Sub- Registrar of Assurances, Bandra under Serial No. BDR-13/8754/2006, made and executed between MHADA and Pant Nagar Rajkamal Housing Co-operative Society, MHADA demised the land being the Second Property unto the society for a period of 99 (thirty) years commencing from 1st April, 1980.
- c. The condition of the structure of the said building accommodating the present 30 members of the Society had deteriorated and was not in proper habitable condition and did not contain the conveniences and maintenances required for proper habitation.
- d. The Society, along with Pant Nagar Gajamukh Co-operative Housing Society mutually decided to amalgamate into a single co-operative housing society in a common Special General Meeting held on 12th January, 2020.
- e. Thereafter, the Society, along with Pant Nagar Gajamukh Co-operative Housing Society made an application to the Registrar of Co-operative Societies and consequently the Registrar vide an Order dated 28th July 2020 bearing Ref No. DY.REG/SOC/B-2/AMALGAMATION/225/2020 approved the amalgamation of the said Societies into a single amalgamated society viz. Pant Nagar Gajamukh Co-operative Housing Society bearing Regn. No. BOM/WN/HSG/(OH)/1323/84-85..
- f. MHADA Board vide its letter dated 23rd April, 2021 bearing reference number CO/MB/REE NOC/F-1193/916/20121 granted approval for utilization of additional BUA and balance BUA of layout under DCPR 2034, Clause 33(5) in respect of the said Buildings standing on First & Second Property. Allotment of additional buildable area of 7164.53 m² for residential use. The said allotment of FSI is on sub-divided plot admeasuring about 1,618.49 m² (i.e (-) 2.28 m² Less area of 1,620.77 m² as per Lease Area). The total built up area permitted upto existing BUA 1,844.94 m² + 7,164.53 m² (for residential use).

Thus total BUA = 9,009.47 m² was granted subject to payment of premium and fulfilment of conditions as mentioned therein.

- g. By a Development Agreement dated 18th May 2021 duly registered with the Office of the Sub-Registrar at Kurla-2 bearing Registration No. KRL2-8198-2021 made and executed between Pant Nagar Gajamukh Co-operative Housing Society ('amalgamated society') of the One part and M/s VL Gajamukh Developers LLP of the Other part (Developers), the said amalgamated society granted the development rights to the Developers at or for the terms, conditions and considerations contained therein.
- h. In pursuance of the aforesaid Development Agreement, the said amalgamated society executed an Irrevocable Power of Attorney dated 18th May, 2021 duly registered with the Office of Jt. Sub Registrar of Assurances at Kurla-2 bearing registration no. KRL2-8200-2021 and thereby appointed the partners of the Developers as their true and lawful attorneys and granted various powers and authorities to do various acts, deeds and things in respect of the redevelopment.
- i. MHADA Board vide its letter dated 1st July, 2021 bearing reference number CO/MB/REE/NOC/F-1193/1397/2021 addressed to the Executive Engineer, Building Permission Cell of MHADA informed that the amalgamated society has complied with all the requisites for allotment of additional buildable area & pro-rata BUA of layout and that their office has no objection if the said amalgamated society undertakes construction as per the proposal submitted by them.
- j. MHADA vide its letter dated 8th June, 2021 bearing reference no. MH/EE/BP CELL/GM/MHADA-1/837/2021 issued Intimation of Approval (IOA) for Zero FSI in favour of Pant Nagar Gajamukh Co-operative Housing Society.