

KRINJAL S. AHUJA

B.A., LL.M
ADVOCATE HIGH COURT

Off: Off no. 3, 3rd floor, Fine Mansion, D.N. Road. Fort. Mumbai- 400 001. Mob: 9594788326.
Email id: ahuja.krinjal@yahoo.com

Date: 14th October, 2021

FORMAT-A

(Circular No.28/2011)

To

MahaRERA, Mumbai,

Maharashtra

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot of Land bearing CTSNo.5661, Survey No. 236-A, admeasuring area about 849.74sq.mtrs situated at Building No.39, Pantnagar Pearl Co-op Housing Society Ltd; PantNagar, Ghatkopar - (East), Mumbai – 400075 of Village - Ghatkopar - Kirol, Taluka - Kurla (hereinafter referred as “**the Said Plot**”).

Ref: 1. Search Report from 1991-2021 dated 10th August, 2021 (30 years) by Search Clerk Swapnil More.

2. Search fee challan GRN no. MH004807257202122E dated 11th August, 2021.

Sir,

I have investigated the title of the said plot on the request of Developer, **M/s. Choice Developers** and also perused the documents provided to me, related to the said plot and I hereby provide my report as under:-

1. The tenements residing on the said plot has formed a society known as "PANTNAGAR PEARL CHS LTD" under Registration no.BOM/HSG/8065/88 Dated 31st October, 1983.
2. By the Deed of Sale executed between MHADA and Pantnagar Pearl C. H. S. Ltd society dated **14th August, 1992** executed at Bombay, the Collector of General Stamp Office, Mumbai under 32 (1) of Bombay Stamp Act, 1976 (MAH. XXVII) transferred, conveyed, sold assigned unto the society consisting of Building Structure of Bldg. No. 39, standing on the above referred Plot situated at Village Ghatkopar - Kiroli, Taluka - Kurla, Pant Nagar, Ghatkopar – (East), Mumbai – 400 075, known as "Pantnagar Pearl C. H. S. Ltd;"
3. By the Indenture of Lease dated **-14th August, 1992**, the said plot was leased by MHADA to Pantnagar Pearl C. H. S. Ltd.
4. By the Resolution in Special General Body Meeting held on **29th November, 2020** Pantnagar Pearl co-op society Ltd appointed **M/s. CHOICE DEVELOPERS**, for reconstruction and redevelopment of the said plot through the Developers herein.

5. WHEREAS, there is a Development Tripartite Agreement dated **23rd March, 2021** between “Pantnagar Pearl C. H. S. Ltd;” through its committee members, Members of the Pantnagar Pearl C. H. S. Ltd and the Developers M/s. Choice Developers registered with the concerned sub- register of Assurance at Kurla under Document Registration No. **KRL-1/5487/2021**.
6. As the said tenements were in quite dilapidated condition and unfit for human habitation, after following due legal procedure the said society granted unto the Developer **M/s. CHOICE DEVELOPERS**, having address at 1402, Bhumiraj Costarica, Palm Beach Road, Plot Nos. 1 and 2, Sector 18, Near Moraj Circle, Sanpada, Navi Mumbai - 400705 all the redevelopment and reconstruction rights of the said Property vide Development Agreement (DA) dated **23rd March, 2021** and registered with the concerned sub- register of Assurance at Kurla under Document Registration No. **KRL-1/5487/2021** on the terms and condition as therein contained and General Power of Attorney (GPOA) dated – **06th May, 2021** bearing Document Registration serial No. **KRL-1/7557/2021** and thereby transferred all Development rights, title, interest of the said plot to **M/s. CHOICE DEVELOPERS**.
7. **Description of the Property:** Plot of land bearing C.T.S No.**5661**, SURVEYNO. **236-A**. situated at Building No.39, Pantnagar Pearl C H S Ltd; PantNagar, Ghatkopar - (East), Mumbai - 400075 of Village – Ghatkopar - Kirol, Taluka – Kurla, Bldg. No.39 Pant Nagar, Ghatkopar – (East), Mumbai – 400075, Registration District and Sub – District of Mumbai Suburban (hereinafter referred as “**the Said Plot**”) is clear and marketable and are free from all encumbrances of whatsoever nature. The schedule plot is bounded as under:-

ON OR TOWARDS THE NORTH : Building no.38 and 41

ON OR TOWARDS THE SOUTH : 40 Feet Wide Road

ON OR TOWARDS THE EAST : Bldg. No. 41 and 40 Feet Wide Road

ON OR TOWARDS THE WEST : 40 Feet Wide Road

8. The List of documents inspected:

- a. Search Report from 1991-2021 dated 10th August, 2021 (30years) by Search Clerk Swapnil More.
- b. Society Registration Certificate bearing no. BOM/HSG/8065/88 dated 31st October, 1983.
- c. Sale Deed dated 14th August, 1992 executed at Bombay, the Collector of General Stamp Office, Mumbai.
- d. Indenture of Lease dated 14th August, 1992 of the said Land was leased by MHADA to Pantnagar Pearl C. H. S. Ltd
- e. Development Agreement dated 23rd March, 2021 registered at the Sub-Registrar of Assurances, Kurla bearing Document Registration serial no. KRL - 1/5487/2021.
- f. Registered Power of Attorney dated 06th May, 2021 registered at the Sub-Registrar of Assurances, Kurla 1, bearing Document Registration serial no. KRL-1/7557/2021.
- g. Copy of Special General Body meeting of society dated 29th November, 2020 Pantnagar Pearl co-op Hsg society Ltd appointed M/s. **CHOICE DEVELOPERS**, for reconstruction and redevelopment of the said plot.
- h. 7/12 extract or property card issued by City Survey officer, Ghatkopar reflects the name of Maharashtra Griha Nirman Bhavan.

In view of the above documents inspected and title search conducted, the title of “Pantnagar Pearl C.H.S. Ltd” in respect of the above said plot is clear and marketable and is free from all encumbrances of whatsoever nature.

I have pursued the above documents that have been provided to me and I am of the opinion that the title is clear of “Pantnagar Pearl C. H. S. Ltd; in respect of the plot situated at Bldg. No. 39 bearing Survey No. 236-A, City Survey No. 5661, admeasuring are about 849.74Sq. Mtrs. together with the building standing thereon situated at Pant Nagar, Ghatkopar – (East), Mumbai – 400075.

The title of the Developer, M/s. Choice Developers, is clear, marketable and without any encumbrances vide Development Agreement (DA) registered between Pant Nagar Pearl Co-op Housing Society Ltd; M/s. Choice Developers (Developer) and Members Registered at Kurla - 1 vide Document Registration Serial No. **KRL-1/5487/2021** dated – **23rd March, 2021** and Registered Power of Attorney (POA) dated **06th May, 2021** at Kurla – 1 vide Document Registration Serial No. - **KRL-1/7557/2021**.

Owner of the land -

Maharashtra Griha Nirman Bhavan, Mumbai CTS No. 5661 (As per 7/12 – Property card).

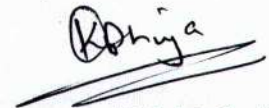
Owner of the Building structure –

Pant Nagar Pearl Co-op Housing Society Ltd; vide Deed of Sale in the year **1992** from Maharashtra Housing and Area Development Board, Mumbai (As per Search Report dated **10th August, 2021** by Search Clerk **Mr. Swapnil More**).

The report reflecting to flow of the title of the Owner and Developer on the said Plot is enclosed herewith as **Annexure—“A”**.

Encl: Annexure — “A”.

Date: 14th October, 2021


Krinjal S. Ahuja
Advocate High Court