



## FORMAT- A

(Circular No.28/2021 Dated 08/03/2021)

To MahaRERA

### LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the plot of land bearing CTS No. 184 corresponding to Survey No. 236-A, admeasuring thereabout 857 Sq. Mtrs as per the Development Agreement, admeasuring thereabout 777.47 Sq. Mtrs. as per Lease Deed and Property Card, and admeasuring 845.85 Sq. Mtrs., as per MHADA demarcation letter dated 02/12/2021 together with building standing thereon namely "Building no. 93" being ground plus two upper floors comprising of 32 residential flats situated at Village: Ghatkopar, Tal: 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 (Hereinafter referred as "**the said Property**").

I have investigated the title of the said Property on the request of **M/s. HS Construction**, through its Partners, Mr. Mansukh Duda Satra, Mr. Harsheel Mansukh Satra and Mr. Janil Mansukh Satra and following documents i.e.: -

- 1) Description of the property.
- 2) Indenture Lease dated 08/01/1987
- 3) Deed of Sale dated 08/01/1987
- 4) MHADA Letter dated 2/12/2021
- 5) Development Agreement 17/01/2022.
- 6) Search report for 14 years from 2009 till 2022.

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 **Pantnagar Sai Bhavan Co-operative Housing Society Ltd** are said Owners/Lessor and **M/s. HS Construction**, through its Partners, Mr. Mansukh Duda Satra, Mr. Harsheel Mansukh Satra and Mr. Janil Mansukh Satra are the developers and they are entitled to develop the said



*Shraddha*  
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Property and the title of the said Property is clear, marketable and free from all encumbrances subject to the once disclosed herein below .

**Owner/ Lessor of the land:**

**Pantnagar Sai Bhavan Co-operative Housing Society Ltd** - Plot of land bearing CTS No. 184 corresponding to Survey No. 236-A, admeasuring thereabout 857 Sq. Mtrs as per the Development Agreement, admeasuring thereabout 777.47 Sq. Mtrs. as per Lease Deed and Property Card, and admeasuring 845.85 Sq. Mtrs., as per MHADA demarcation letter dated 02/12/2021 together with building standing thereon namely "Building no. 93" being ground plus two upper floors comprising of 32 residential flats situated at Village: Ghatkopar, Tal: 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.

**Developer of the land:**

**M/s. HS Construction, through its Partners, Mr. Mansukh Duda Satra, Mr. Harsheel Mansukh Satra and Mr. Janil Mansukh Satra** - Plot of land bearing CTS No. 184 corresponding to Survey No. 236-A, admeasuring thereabout 857 Sq. Mtrs as per the Development Agreement, admeasuring thereabout 777.47 Sq. Mtrs. as per Lease Deed and Property Card, and admeasuring 845.85 Sq. Mtrs., as per MHADA demarcation letter dated 02/12/2021 together with building standing thereon namely "Building no. 93" being ground plus two upper floors comprising of 32 residential flats situated at Village: Ghatkopar, Tal: 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.

The report reflecting the flow of the title of **Pantnagar Sai Bhavan Co-operative Housing Society Ltd** as the Owners/Lessees and **M/s. HS Construction**, through its Partners, Mr. Mansukh Duda Satra, Mr. Harsheel Mansukh Satra and Mr. Janil Mansukh Satra as the developers of the said Property is enclosed herewith.



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### FLOW OF THE TITLE OF THE SAID PROPERTY.

Sr.No.

- 1) Search report for 14 years from 2009 – 2022 taken from Online Search, bearing Receipt No.: 1112385318 dated 26/04/2022.
- 2) Indenture of Lease dated 08/01/1987 executed between Maharashtra Housing And Area Development Authority, therein referred to as the Authority of One Part, and Pant Nagar Sai Bhavan Co-operative Housing Society therein referred to as the Society of the Other Part, wherein the authority transferred all the leasehold rights with respect to plot of land bearing CTS No. 184 corresponding to Survey No. 236-A, admeasuring thereabout 857 Sq. Mtrs as per the Development Agreement, admeasuring thereabout 777.47 Sq. Mtrs. as per Lease Deed and Property Card, and admeasuring 845.85 Sq. Mtrs., as per MHADA demarcation letter dated 02/12/2021 situated at Village: Ghatkopar, Tal: 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 in favour of the society for the terms, conditions and consideration more particularly contained therein and same is duly registered with the Sub-Registrar of Assurance at Bandra under document Serial No. P-527 of 1987.
- 3) Deed of Sale dated 08/01/1987 executed between Maharashtra Housing And Area Development Authority, therein referred to as the Authority of One Part, and Pant Nagar Sai Bhavan Co-operative Housing Society therein referred to as the Society of the Other Part, wherein the authority conveyed, granted and assured unto the Society, Building No.93 standing on all that piece or parcel of land bearing CTS No. 184 corresponding to Survey No. 236-A, being ground plus two upper floors comprising of 32 residential flats situated at Village: Ghatkopar, Tal: 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, at or for the consideration and in the manner contained therein registered with the Sub-registrar of Assurance at Bandra under document Serial No. P-525 of 1987.



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26/04/22



# SHRADDHA .S. PANDEY

(BLS.LLB.LLM)

Advocate High Court

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7977077375

- 4) MHADA vide letter dated 02/12/2021 bearing no. EE/DE-5/HKD/MB/36/2019 MHADA has re-demarcated the said Property and has certified that the said Property area is increased by 68.38 Sq. Mtrs., and therefore presently the area of the Property is 845.85 Sq. Mtrs.
- 5) Development Agreement dated 17/01/2022 executed between Pant Nagar Sai Bhavan Co-operative Housing Society therein referred to as the Society of the First Part and M/s. HS Construction through its Partners, Mr. Mansukh Duda Satra, Mr. Harsheel Mansukh Satra and Mr. Janil Mansukh Satra therein referred to as the developers of the Second Part and existing members of Building no. 93 namely Pant Nagar Sai Bhavan Co-operative Housing Society, therein referred to as the existing members/confirming party of the Third Part, wherein the society and existing members/confirming party transferred all the development rights title and interest with respect to the said property in favour of M/s. HS Construction, through its Partners, Mr. Mansukh Duda Satra, Mr. Harsheel Mansukh Satra and Mr. Janil Mansukh Satra for the terms, conditions and considerations more particularly contained therein and the same is duly registered with the Sub-registrar of Assurance at Kurla under document Serial No. KRL-3/682 of 2022.
- 8) A Notice of Motion no. 964 of 2022 in suit 276 of 2022 before Bombay City Civil Court is filed by M/s. Mohite Realtors against Pantnagar Sai Bhavan Co-Operative Society, for the prayers more particularly mentioned therein and no interim order/decree/ injunction or any adverse order is passed.

Date: 26/04/2022



**Shraddha S. Pandey**

Advocate