



Adv. Sujata N. Bhogare

Flat No 101, Abhishek CHS, Brk. No. 1362, Maratha Section 32, Ulhasnagar - 421004

Mob. 9819302759, Email: sujatathanekar85@gmail.com

Date: 28/04/2021

To,
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub.: Title Clearance Certificate with respect to all that piece or parcel of land or ground with the Building no. 28 of Tagore Nagar Sanmitra Co-Operative Housing Society Ltd., standing thereon, situate lying, and being at Tagore Nagar, Vikhroli (E), Mumbai- 400 083 (hereinafter referred to as "The said building"), in the Registration District and Sub-District of Mumbai Suburban District, Taluka- Kurla on the piece and parcel of land admeasuring 886.30 sq. mts. as well as Tit bit plot area of 134.84 sq. mts. totaling to 1021.14 sq.mt. bearing Survey No. 113(pt.) and C.T.S. No. 351(pt.) of Village - Hariyali, Tal. -Kurla and within the limits of the Mumbai Municipal Corporation and assessed by the 'S' ward of Mumbai Municipal Corporation and bounded as follows:

On or towards the North by : 40'.00 wide Road,
On or towards the South by : Building no. 26,
On or towards the East by : 40'.00 wide Road,
On or towards the South by : Building no. 29, hereinafter referred to as "The said plot of land".

The said plot of Land and building thereon shall be hereinafter referred to as "**the Said Property**".

I have investigated the title of the said plot on request of Developer M/s. Puneet Edifice Pvt. Ltd. and following documents i.e.: -

1. Indenture of Lease dated 16.03.2000 registered in the office of Sub registrar of Mumbai under sr. no. PBDR-3/802-803/2000 dated 24.05.2000.
2. Deed of Sale dated 16.03.2000 registered in the office of Sub registrar of Mumbai under sr. no. PBDR-3/800-801/2000 dated 24.05.2000 read with Deed of rectification dated 03/03/2003 registered in the office of Sub-registrar Kurla 2 (Vikhroli) under Sr. No. BDR-7/1962/2003 dated 05/03/2003,
3. Development Agreement executed on dated 21/01/2021 registered at the office of the Sub-Registrar Kurla-2 under SR. No. KRL-2/1522/2021 dated 22/01/2021, and Irrevocable Power of Attorney dated 21/01/2021 registered in the Office of the Sub-Registrar Kurla-2 under Sr. No. KRL-2/1523/2021,
4. Property card issued by City Survey Officer, Ghatkopar dated 07/05/2003,
5. Mutation entry no.63,

6. Letter of demarcation dated 06.11.2020 issued by Executive Engineer, Kurla Division/Mumbai Board, MHADA and,
7. Search report dated 26.04.2021 for the period of year 1991 to 2021 provided by Advocate Meghana Desai.

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 Developer M/s Puneet Edifice Pvt. Ltd. is clear, marketable and without any encumbrances.

Owners of the land:

- (1) Ownership rights of the plot of land bearing Survey No. 113(pt) and C.T.S. No. 351(Pt) of Village - Hariyali, Taluka - Kurla, Vikhroli (East), Mumbai - 400 083 are with the Maharashtra Housing and Area Development Authority (Mhada).
- (2) Leasehold rights of plot of land for 99 years w.e.f.01.04.1980 are with Tagore Nagar Sanmitra Co.Op.Hsg.Soc.Ltd., Building no. 28, on plot of land.
- (3) Building (old) no. 28 on plot of land bearing Survey No.113(pt) and C.T.S. No. 351(Pt) of Village - Hariyali, Taluka - Kurla, Vikhroli (East), Mumbai - 400 083 is conveyance in favour of Tagore Nagar Sanmitra Co.Op.Hsg. Soc. Ltd. by MHADA and accordingly ownership of building is with Tagore Nagar Sanmitra Co.Op.Hsg.Soc.Ltd.
- (3) Development rights of plot of land and of the old building no. 28 altogether of the said property are with M/s. Puneet Edifice Pvt. Ltd. having registered office at 401/402, Tulsee Chambers, Nr. Teen Petrol Pump, L.B.S. Marg, Thane (West), Thane - 400 602.

3/- The report reflecting the flow of the title of the Developer M/s Puneet Edifice Pvt. Ltd. on the said plot of land is enclosed herewith as annexure.

Encl : Annexure.

Date: 28/04/2021

Adv. Sujata Bhogare
Reg.No. MAH/2538/2009
101, First Floor, Abhishek Apt.,
Brk.No.1362, Maratha Section-32,
Ulhasnagar-421004.

Advocate High Court Bombay



Adv. Sujata N. Bhogare

Flat No 101, Abhishek CHS, Brk. No. 1362, Maratha Section 32, Ulhasnagar - 421004

Mob. 9819302759, Email: sujatathanekar85@gmail.com

FLOW OF THE TITLE OF THE SAID PLOT OF LAND

Sr. no.

- 1) P. R. Card as on date of application for registration the said property is standing in the name of Maharashtra Housing and Area Development Authority, Mumbai. The name of Tagore Nagar Sanmitra CHSL is recorded as a Leaseholder for 99 years on PR card.
- 2) Maharashtra Housing And Area Development Authority (MHADA) evolve a scheme of construction, allotment and sale of tenement known as Subsidized Industrial Housing Scheme of Maharashtra Housing Board on guidelines of scheme of Government of India, and had built a building bearing no. 28 comprising of 40 tenements of ground plus upper floors on the piece and parcel of the said plot of land bearing Survey No. 113(pt.) and C.T.S. No. 351(pt.) of revenue village - Hariyali, and situated at Tagore Nagar, Vikhroli (E), Mumbai - 400 083.
- 3) The Allottees of the various tenements in the said building bearing no. 28 have formed themselves into a Co-operative Housing Society under the provisions of the Maharashtra Co-Operative Societies Act, 1960 under the name "Tagore Nagar Sanmitra Co.Op.Hsg.Soc.Ltd", having registration no. BOM/HSG/OH/1444 dated 29/11/85.
- 4) By virtue of Indenture of Lease dated 16/03/2000 made between MHADA and the Society and registered in the Office of the Jt. Sub-Registrar of Mumbai under Sr. No. PBDR-3/802-803/2000 dated 24.05.2000, the MHADA has granted lease hold rights of the said plot of land in favour of the said Society for a period of 99 years w.e.f. 01.04.1980 on the terms and conditions more particularly recorded therein.
- 5) By virtue of a Deed of Sale dated 16/03/2000 made between MHADA and the Society and registered in the Office of the Jt. Sub-Registrar of Mumbai under Sr. No. PBDR-3/800-801/2000 dated 24/05/2000 read with Deed of rectification dated 03/03/2003 registered in the office of Sub- registrar of Kurla 2 under Sr. No. BDR-7/1962/2003 dated 05/03/2003, MHADA transferred and conveyed unto the said Society the original Building, for the consideration and upon the terms and conditions mentioned in the said Deed;

6) Vide Mutation entry no. 63 the Lease hold rights of the plot of land for 99 years transferred in favour of M/s. Sanmitra Co.Op.Hsg Soc.Ltd.

7) By virtue of Development Agreement executed on dated 21/01/2021 and registered at the office of the Sub-Registrar Kurla-2 under SR. No. KRL-2/1522/2021 dated 22/01/2021, the Society has granted the development rights in respect of the Said property to M/s. Puneet Edifice Pvt Ltd., a Company, having it's registered office at 401/402, Tulsee Chambers, Nr. Teen Petrol Pump, L.B.S. Marg, Thane (West), Thane - 400 602, upon the terms and conditions recorded in the said Development Agreement.

8) The Society has also executed Irrevocable Power of Attorney dated 21/01/2021 alongwith Development Agreement dated 21/01/2021 and registered in the Office of the Sub-Registrar Kurla-2 under Sr. No. KRL-2/1523/2021, in favour of M/s. Puneet Edifice Pvt Ltd.

9) Search report dated 26.04.2021 for 30 years from the year 1991 to 2021 taken through e-search services.

10) No Litigations against the Said Property.

Date: 28/04/2021

Adv. Sujata Bhogare
Reg.No. MAH/2538/2009
101, First Floor, Abhishek Apt.,
Brk.No.1362, Maratha Section-32,
Ulhasnagar-421004.

Advocate High Court Bombay