



FORMAT -A

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

To  
MahaRERA  
E-Block, Housefin Bhavan,  
Near RBI, Bandra Kurla Complex,  
Bandra East, Mumbai – 400051.

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to land bearing C.T.S. No. 195 (Part) and being part of original Survey No.106A and lying being and situate at D. N. Nagar, Andheri (West), Mumbai – 400058 and in the Registration District and Sub District of Mumbai City and Mumbai Suburban (hereinafter referred to as the said “plot”).

We have investigated the title of the said plot on the request of M/s. Shree Mahavir Estates Ameya (Developers) and following documents i.e.: -

**1. DESCRIPTION OF THE PROPERTY**

All that piece and parcel of land or ground admeasuring approximately 2410.23 square metres as per Lease Deed dated 11<sup>th</sup> August 1993 and 2537.85 square metres as per the actual physical measurement and bearing C.T.S. No. 195 (Part) and being part of original Survey No.106A and lying being and situate at D. N. Nagar, Andheri (West), Mumbai – 400058 and in the Registration District and Sub District of Mumbai City and Mumbai Suburban (“**the said Plot**” for brevity) along with structures standing thereon Building No.1 known as “Ameya” consisting of ground plus four upper floors belonging to Ameya Co-operative Housing Society Limited (“**the said Building**” for brevity).

*M. Shrinani*

2. **THE DOCUMENTS OF ALLOTMENT OF PLOT**

- (a) Indenture of Lease dated 11<sup>th</sup> August 1993, registered with the Office of Sub Registrar of Assurances at Bandra under No. P-3315/1993 executed between Maharashtra Housing and Area Development Authority (MHADA for brevity and therein referred to as the Lessor/Authority) of the one Part and Ameya Co-Operative Housing Society Limited (therein referred to as the Lessee) of the Other Part;
- (b) Conveyance/Sale Deed dated 11<sup>th</sup> August 1993, registered with the Office of Sub Registrar of Assurances at Bandra under Serial No. P-3317/1993 executed between Maharashtra Housing and Area Development Authority (MHADA for brevity and therein referred to as the Lessor/Authority/Vendor) of the One Part and Ameya Co-Operative Housing Society Limited (therein referred to as the Lessee/Purchaser) of the Other Part;
- (c) Development Agreement dated 12<sup>th</sup> July 2021 registered in the office of Sub-Registrar of Assurances at Andheri under Serial No. BDR-15-7740-2021 executed between Ameya Co-Operative Housing Society Limited, the said Society of the First Part and M/s. Shree Mahavir Estates Ameya, of the Second Part and the Executing Members/Confirming Parties of the said Society of the Third Part;
- (d) Power of Attorney dated 12<sup>th</sup> August 2021 bearing registration No BDR-15-7741-2021 executed by the said Society in favour of partners of M/s. Shree Mahavir Estates Ameya.

3. **7/12 EXTRACT OR PROPERTY CARD ISSUED BY CITY SURVEY OFFICE**

Property Register Card issued by Town Planning Officer (Andheri) dated 30<sup>th</sup> May 1997 showing name of Society at entry dated 30<sup>th</sup> May 1997 as the Lessee.

**4. SEARCH REPORT FOR 30 YEARS**

Search report of Mr. Pradeep Waghmare dated 22<sup>nd</sup> March 2021 for 29 years from the year 1992 till 2021. We have not found any adverse entry in respect of the said Property.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property, we are of the opinion that the title of the Ameya Co-operative Housing Society Limited as lessees is clear and subject to permission of MHADA marketable and without any encumbrances. Similarly the rights of Developers viz. M/s. Shree Mahavir Estates Ameya (Developers) to develop and sell the flats to third parties subject to the obligations of providing flats to existing members is clear and free from encumbrances.

**Owners of the leasehold rights in the land**

- 1) Ameya Co-operative Housing Society Limited -C.T.S. No. 195 (Part)

**5. QUALIFYING COMMENTS/REMARKS -**

Not Applicable

Encl: Annexure

For Shiralkar & Co.

*Mushir*  
Proprietor

Date : 12<sup>th</sup> May 2022

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**FLOW OF THE TITLE OF THE SAID PROPERTY**

1. **Property Register Card** with respect to the Property.
2. **Search Report** for 30 years from 1992 to 2021 taken from Office of Sub-Registrar.
3. **Mutation Entry** : - Not applicable in view of P. R. Card.
4. **Any other relevant title :-**
  - a. Maharashtra Housing and Area Development Authority (MHADA for brevity) is the Lessor/Owner of all that piece and parcel of land or ground admeasuring approximately 2410.23 square metres as per Lease Deed and 2537.85 square metres as per the actual physical measurement bearing C.T.S. No. 195 (Part) and being part of original Survey No.106A and lying being and situate at D. N. Nagar, Andheri (West), Mumbai – 400058 in the Registration District and Sub District of Mumbai City and Mumbai Suburban;
  - b. The said Maharashtra Housing Board sometime in the year 1975 under a scheme of construction and allotment of tenements known as Middle Income Group Housing Scheme had constructed a building being building no. 1 on the said Plot of Land consisting of ground plus four floors consisting of 40 tenements (the said Building for brevity). The said tenements were allotted to the various individuals. The MHADA (Lessor) agreed to execute the final Lease for the plot of land in favour of the co-operative society of flat holders;
  - c. The Flat purchasers/allottees of the said building, organized/formed themselves into a Co-operative Society known as “Ameya Co-operative Housing Society Ltd.” under the provisions of the Maharashtra Co-operative Societies Act, 1960

and having its registration No. BOM//HSG/6040 of 1980 (hereinafter referred to as "the said Society");

- d. By and under an Indenture of Lease dated 11<sup>th</sup> August 1993, registered with the Office of Sub Registrar of Assurances at Bandra under No. P-3315/1993 executed between Maharashtra Housing and Area Development Authority (MHADA for brevity and therein referred to as the Lessor/Authority) of the one Part and Ameya Co-operative Housing Society Limited (therein referred to as the Lessee) of the Other part, the said Maharashtra Housing Board leased and demised the said Plot of land to Ameya Co-operative Housing Society Limited for a period of 99 years commencing from 10<sup>th</sup> July 1976 and on the terms and conditions therein contained. The said document of lease contained a restriction on assignment of lease by the Society and requires previous permission of MHADA for any development of the said Property;
- e. By and under a Deed of Sale dated 11<sup>th</sup> August 1993, registered with the Office of Sub Registrar of Assurances at Bandra under No. P-3317/1993 executed between Maharashtra Housing Board now known as MHADA (therein referred to as the Vendor) of the one Part and Ameya Co-operative Housing Society Limited (therein referred to as the Purchaser) of the Other part, the said MHADA agreed to convey and transfer unto to the Society by way of Sale, the said Building in the manner and on the terms and conditions therein contained;
- f. In the Circumstances, the said Ameya Co-operative Housing Society Limited is entitled to the leasehold rights in respect of the said Leasehold Plot of land and also the ownership rights in the existing building standing thereon. The said leasehold plot of land together with the Building standing thereon is hereinafter referred to as the "said Property".
- g. Thereafter, by and under a Development Agreement dated 12<sup>th</sup> July 2021 registered in the office of Sub-Registrar of Assurances at Andheri under Serial

*M. Shiralkar*

No.BDR-15-7740-2021 executed by and between the said Ameya Co-Operative Housing Society Limited, the said Society of the First Part and M/s. Shree Mahavir Estates Ameya, of the Second Part and the Executing Members/Confirming Parties of the said Society of the Third Part, the Society and all its Executing Members/Confirming Parties have transferred and assigned all their benefit, right, title, interests and advantages under the said Development Agreement dated 12<sup>th</sup> July 2021 in favour of M/s. Shree Mahavir Estates Ameya, which entitles the said M/s. Shree Mahavir Estates Ameya to develop the said Property owned by the said Society. Pursuant to the terms of the said Development Agreement, the said Society has also granted an irrevocable Power of Attorney dated 12<sup>th</sup> August 2021 in favour of the said M/s. Shree Mahavir Estates Ameya and its partners to do all acts deeds and things necessary with respect to development of the said Property.

h. We had for the purpose of investigation of title issued a Public Notice inviting claims from Public in the issue of the following daily newspapers viz. "(i) Free Press Journal and (2) Janmabhoomi" both dated 19<sup>th</sup> March 2021 having circulation in Mumbai. We state that we have not received any claims or objections in pursuance of the said Public Notices.

5. **Litigations if any** : Not Applicable.

For Shiralkar & Co.



Proprietor

Date : 12<sup>th</sup> May 2022