

FORMAT-A

To,  
MAHARERA  
BKC, Housefin Bhavan, near RBI,  
E Block, Bandra Kurla Complex, Bandra East,  
Mumbai, Maharashtra 400051.

LEGAL TITLE REPORT

**Sub: Title certificate with respect to all that piece and parcel of leasehold land admeasuring 520.89 sq. mtrs. or thereabouts alongwith structure standing namely building no. 226 standing thereon and all that piece and parcel of leasehold land admeasuring about 520.89 sq. mtrs or thereabouts alongwith structure standing namely building no 227 both bearing C.T.S. No. 5683 (pt.) corresponding to Survey No. 229 in the Registration Sub-district of Bombay Suburban District situated at Pant Nagar, Ghatkopar East, Mumbai – 400 075, Mumbai Suburban (the said Lands alongwith the said Buildings shall hereinafter be referred to as ‘the said Property’)**

1. I have investigated the title of the said Property on the request of Anand Darshan Cooperative Housing Society Ltd. and NutanShilp Niwas Co-operative Housing Society Ltd. amalgamated into Nutan Anand Co-Operative Housing Society Ltd. and following documents i.e. :-

1. All that piece or parcel of leasehold lands or ground in total admeasuring about 1041.78 sq. metres (520.89 sq. metres+520.89 sq. metres) as per lease deeds both bearing Survey No. 229, bearing CTS No. 5683(pt), Village Ghatkopar-Kirol Taluka Kurla, along with structures standing thereon namely Building No. 226 and Building No. 227 situated at Pant Nagar, Ghatkopar East, Mumbai – 400 075.

2. Indenture of Lease dated 8<sup>th</sup> January 1990 registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR/2706/89/6457 and executed between the Authority, therein referred to as the Authority of the One Part and NutanShilp Niwas Co-operative Housing Society Ltd.
3. Indenture of Lease dated 14<sup>th</sup> October 1991 registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL/3154/90/1908 and executed between the Authority, therein referred to as the Authority of the One Part and Anand Darshan Cooperative Housing Society Ltd.
4. Deed of Sale dated 8<sup>th</sup> January 1990 registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR/2706/89/6459 and executed between the Authority, therein referred to as the Authority of the One Part and NutanShilp Niwas Co-operative Housing Society Ltd.,
5. Deed of Sale dated 14<sup>th</sup> October 1991 registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL/3154/90/1910 and executed between the Authority, therein referred to as the Authority of the One Part and Anand Darshan Cooperative Housing Society Ltd., therein referred to as the Society of the Other Part.
6. Order no. MUM/TNA/MHADB/(TO)/(TC)/38/Year 2018-19 dated 19.12.2018 passed by Registrar of Society whereby Anand Darshan Cooperative Housing Society Ltd. and NutanShilp Niwas Co-operative Housing Society Ltd. have amalgamated into one society namely Nutan Anand Cooperative Housing Society Ltd.
7. However, Lease Deed of the Society and other related documents with MHADA is pending. Hence, the Property Card does not bear the name of the Society i.e. "Nutan Anand Cooperative Housing Society Ltd".

8. Search report for 30 years from 1992 till 2021.
  9. Public notice dated 23<sup>rd</sup> December 2021 issued in Free Press Journal and Navshakti inviting claim from the public to the said Property or any part thereof. Till date no claim/ issue is received with respect to the said Property.
  10. Property Card issued by City Survey Officer, Ghatkopar dated.
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 Anand Darshan Cooperative Housing Society Ltd. and NutanShilp Niwas Co-operative Housing Society Ltd. being amalgamated into Nutan Anand Cooperative Housing Society Ltd are clear, marketable and without any encumbrances.
1. Lessees of the land and owner of the building.
  2. Anand Darshan Cooperative Housing Society Ltd. and NutanShilp Niwas Co-operative Housing Society Ltd - CTS No. 5683(pt).

Prima facie a physical inspection of the photocopies of the documents listed in Paragraphs above and subject to Observation set out in Paragraphs above, I am of the opinion that the respective leasehold rights of the respective Land and ownership of the respective Buildings vests with Anand Darshan Cooperative Housing Society Ltd. and NutanShilp Niwas Co-operative Housing Society Ltd. being amalgamated into Nutan Anand Cooperative Housing Society Ltd and they are entitled to carry out redevelopment of the said Property by way of appointment of developer and Society and its members have by a registered Development Agreement dated 27<sup>th</sup> January 2020 bearing Registration no. KRL-5/ 1008-2020 have appointed Swastik Empire Developers LLP as developers for redevelopment of the said proposal on such terms as more particularly stated therein. Pursuant to the Development Agreement, the Society had also executed Power of Attorney dated 27<sup>th</sup>

January 2021 registered under no KRL-5/ 1009-2020 in favour of the designated partners of the said developers.

The report reflecting the flow of the title of the Lessee/ Owner on the said Property is enclosed herewith as annexure.

**1. ASSUMPTIONS:**

While considering my opinion on the title of the said Property, I have made the following assumptions:

- a. All copy documents confirm to the originals and originals are genuine and complete.
- b. Each signature on the documents shall be deemed to be genuine signature of the individual/ party concerned.
- c. The Agreements are within the power and capacity of and have been validly authorized and signed by each party.
- d. I express no opinion as to the correctness of any warranties given by the parties (expressly or implied) to the agreements under or by virtue of these agreements executed save if and insofar as the matters warranted are subject matter of specific opinions in this certificate.

Encl : Annexure.

Date: 18<sup>th</sup> February 2022



JINITA SHAH  
Advocate and Solicitor

*Jinita Shah* B.L.S., L.L.B., Solicitor  
Advocate & Solicitor

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(Circular No.:- 28/ 2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

Sr.No.

- 1) Indenture of Lease dated 8<sup>th</sup> January 1990.
- 2) Indenture of Lease dated 14<sup>th</sup> October 1991
- 3) Deed of Sale dated 8<sup>th</sup> January 1990
- 4) Deed of Sale dated 14<sup>th</sup> October 1991
- 5) Order no. MUM/TNA/MHADDB/(TO)/(TC)/38/Year 2018-19 dated 19.12.2018
- 6) P.R. Card as on date of application for registration: Property Card issued by City Survey Officer, Ghatkopar and extract of property card procured online as of today
- 7) Mutation Entry No. NIL
- 8) Search report for 30 years from Taken from Sub-Registrar' office at Kurla.
- 9) Litigations if any: NIL.

Date: 18<sup>th</sup> February 2022



JINITA SHAH  
Advocate and Solicitor