



ADVOCATE

Sanjay Joshi

Civil Engg.(VJTI);B.L.S;LLB(M.U)

ADVOCATE HIGH COURT.

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FORMAT—A

(CircularNo.28/2021)

To,
MahaRERA,
BKC, E-Block, 7th Floor,
HouseFin Bhavan,
Near RBI, Bandra-Kurla Complex,
Bandra (E), Mumbai-400 051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of Non-Agricultural leasehold land (Hereinafter referred to as the “the said plot”) admeasuring 1615.67 sq. mts and bearing SurveyNo.113 (pt) and City Survey No. 356 (pt), lying, being and situate at Village Hariyali within the registration District of Mumbai Suburban together with the Building No.191 comprising of Ground plus four upper floors standing thereon, known as Kannamwar Nagar Sangam CHS Ltd. (Hereinafter collectively referred to as “the said Property”)

I have investigated the title of the said plot on the request of Mr. Albert D’Costa, the Managing Director of M/s Natasha Developers Pvt Ltd. having its registered office at Unit No. 606, India Bulls Mint Corporate Park, Hiranandani Meadows, Near Hyde Park, Thane (W) 400610 (hereinafter referred to as “the Developer”)

1) Description of the property.

All that piece or parcel of Non-Agricultural leasehold land (Hereinafter referred to as the "the said plot") admeasuring 1615.67 sq. mts and bearing SurveyNo.113 (pt) and City Survey No. 356 (pt), lying, being and situate at Village Hariyali within the registration District of Mumbai Suburban together with the Building No.191 comprising of Ground plus four upper floors standing thereon, known as Kannamwar Nagar Sangam CHS Ltd.

2) The documents of allotment of plot.

- a) By a Sale Deed dated 07/10/1993, and registered with Joint Sub-Registrar, Kurla of Bombay, on 08/10/1993 under Serial No.P4401/93 executed between the Maharashtra Housing and Area Development Authority being vendor therein and the Society herein being the Purchaser therein, the Society herein have acquired, the building bearing No.191, consisting of Ground plus four floors ("said Building") situated, lying and being at Kannamwar Nagar-2, Vikhroli (East), Mumbai-400 083.
- b) By an Indenture of Lease dated 07/10/1993, and registered with Joint Sub-Registrar, Kurla of Bombay, on 08/10/1993 under Serial No.P4399/93, executed by and between World Bank Project of Maharashtra Housing and Area Development authority (MHADA), therein referred to as the Lessor of the one part and the Society herein, therein referred to as the Lessee of the other part, the Lessor therein has granted Leasehold right in respect of all that piece and

parcel of land or ground of plot situated and lying underneath and appurtenant to Building No.191 at Survey No.113(part),C.T.S. No. 356 admeasuring plot area 1374.97 sq.meters for a period of 99 years with effect from 01/06/1980.

- c) The Society is seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of leasehold land bearing Survey No.113 (part) CTS 356 (part) admeasuring 1374.97 sq.mts or/and as per layout & possession area thereabouts (hereinafter referred to as the "said Plot") together with the ownership of the said Building No.191.
- d) As per the Annexure-'A', Demarcation Plan issued by the Executive Engineer under number EE/DEVI/KD/MB/1546/2021, the Society is further additionally seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of leasehold land bearing Survey No.113 (part) CTS 356 (part) admeasuring about 240.70 sq.meters.
- e) Therefore, the Society is seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of leasehold land bearing Survey No.113 (part) CTS 356 (part) admeasuring 1374.97sq.meters +240.70 sq.meters = 1615.67 sq.mts TOTALLY or thereabouts together with the Building No.191 standing thereon.

- 3) **Property card** issued by City Survey Officer, Ghatkopar, Mumbai Suburban district dated 06/05/2015, mutation entry No. 304 dated 29/04/2015.

4) Search report for 40 years from the year 1982 till 2021.

- a) I have caused the necessary search to be taken through the Title Investigator Mr.Amit Kadam from the year 1982 to 2021 (40 years) at Mumbai S.R.O, from the year 1982 to 2021 (40 years) at Bandra &Chembur S.R.O, & from the year 2002 to 2021(20 years) at Chembur, Nahur& Vikhroli (KRL-1 to KRL-5).
- b) The Search Report dated 12.01.2022 of Title Investigator Mr. Amit Kadam does not bear any adverse remarks. Further, in as much as the records kept by the Registrar of Assurances for certain years are either fully/partly torn, I have also relied on the submission of the Managing Committee of the Society as well as Mr. Albert D'Costa, the Managing Director of M/s Natasha Developers Pvt Ltd that the said Property is not subject matter of any charge, lien, mortgage or any other encumbrances of whatsoever nature and kind.

5) Owners of the land

Owner: Maharashtra Housing and Area Development Authority.
Lessee: Kannamwar Nagar Sangam CHS Ltd.


6) Qualifying comments/remarks

The existing building of the Society known as Kannamwar Nagar Sangam CHS Ltd is in dilapidated condition and therefore is set for re-development as per the registered Development Agreement with the Developers M/s Natasha Developers Pvt Ltd.

- 7) **The Search report** reflecting the flow of the title of the Owner Society is attached herewith as "Annexure A".

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 the Society is clear, marketable and without any encumbrances.

Date:01/09/2022


Sanjay Joshi
Advocate High Court



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