



Adv. Sujata N. Bhogare

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To,

Date: 25.08.2022

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.27 of Tagore Nagar Amarjyoti Co-operative Housing Society Ltd., standing thereon, situate laying and being at Tagore Nagar, Vikhroli (East) Mumbai – 400083 (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 648.44 sq.mtrs. as well as tit bit and other areas of 196.75 sq.mtrs. totaling to 845.19(including tit bit areas and other areas) sq.mtrs. bearing S.No.113(pt) and CTS No.351 (pt) of village. Hariyali, Tal. Kurla and within the limits of the Mumbai Municipal Corporation and assessed by ‘S’ ward of Mumbai municipal Corporation and bounded as follows:

On or towards the North : Building no.28 and 29

On or towards the West : Building no.26

On or towards the East : 12.20M wide road

On or towards the South : Building no.24 and 25

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”

1. 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 27.01.2022 registered in the office of Sub registrar of Mumbai under Sr. No. KRL2-1428-2022.
 2. Deed of Sale dated 27.01.2022 registered in the office of Sub registrar of Mumbai under Sr. No. KRL2-1429-2022.
 3. Development Agreement executed on dated 12.04.2022 registered at the office of the Sub-registrar Kurla -2 under Sr. No. KRL2-6973-2022 and Power of Attorney dated 12.04.2022 registered in the office of the sub-registrar Kurla-2 under Sr. No. KRL2-6976-2022.

4. Property Card issued by City Survey Office, Ghatkopar.
 5. Letter of demarcation dated 23.12.2021 issued by Executive Engineer, Kurla Division / Mumbai Board, MHADA
 6. Search report dated 11.04.2022 for the period of year 1993 to 2022 provided by Mr. Sandeep Chabukswar.
 7. Indenture of Mortgage executed on dated 25.05.2022 registered at the office of the Sub-registrar Kurla -3 under Sr. No. KRL3-9458-2022.
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 free from all other encumbrances except the encumbrance created by Mitcon Credentia Trusteeship Service Pvt. Ltd.
- Owner of the land:
1. Ownership rights of the plot of land bearing **S.No.113(pt) and CTS No.351 (pt)** of village . Hariyali, Tal. Kurla, Vikhroli(East), Mumbai – 400083 are with **the Maharashtra Housing and Area Development Authority (MHADA)**.
 2. Leasehold rights of the plot of land for 30 years w.e.f.01.04.1980 are with **Tagore Nagar Amarjyoti Co-operative Housing Society Ltd.**, building no.27, on the plot of land.
 3. Building no.27 on the plot of land bearing **S.No.113(pt) and CTS No.351 (pt)** of village . Hariyali, Tal. Kurla, Vikhroli(East), Mumbai – 400083 is conveyance in favour of Tagore Nagar Amarjyoti Co-operative Housing Society Ltd. by MHADA and accordingly **ownership of building is with Tagore Nagar Amarjyoti Co-operative Housing Society Ltd.**
 4. Development rights of plot of land and of the old building no.27 altogether of the said property are with **M/s. Puneet Edifice Pvt. Ltd.** having registered office at 401/402, Tulsee Chambers, Near Teen Petrol Pump, LBS marg, Thane(W), Thane – 400 602.
 5. **M/s. Puneet Edifice Pvt. Ltd.** has mortgaged the said project with Mitcon Credentia Trusteeship Service Pvt. Ltd.
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: 25.08.2022


Advocate High Court Bombay

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FLOW OF THE TITLE OF THE SAID PLOT OF LAND

1. Property 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 Amarjyoti Co-operative Housing Society Ltd. is recorded as a Leaseholder for 30 years on property card.
2. Maharashtra Housing and Area Development Authority (MHADA) evolved 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.27 comprising of 32 tenements of ground plus upper floors on the piece and parcel of the said plot of land bearing S.No.113(pt) and CTS No.351 (pt) of village . Hariyali, Tal. Kurla, Vikhroli(East), Mumbai – 400083.
3. The allottees of the various tenements in the said building bearing no.27 have formed themselves into a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 under the name is “Tagore Nagar Amarjyoti Co-operative Housing Society Ltd.” having registration no.BOM/WN/HSG/OH/1311/83-84.
4. By virtue of Indenture of Lease dated 27.01.2022 made between MHADA and the society and registered in the office of the Jt. Sub-registrar of Mumbai under Sr. No. KRL2-1428-2022 the MHADA has granted lease hold rights of the said plot of land in favour of the society for a period of 30 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 27.01.2022 made between MHADA and the society and registered in the office of the Jt. Sub-registrar of Mumbai under Sr. No. KRL2-1429-2022 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. By the virtue of Development Agreement executed on 12.04.2022 and registered at the office of the sub-registrar Kurla-2 under Sr. No. KRL2-6973-2022 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, near Teen Petrol Pump, LBS marg, Thane (West), Thane -400602, upon the terms and conditions recorded in the said Development Agreement.
7. The society has also executed Irrevocable Power of Attorney dated 12.04.2022 alongwith Development Agreement dated 12.04.2022 and registered in the office of the sub-registrar KRL2 under Sr. No. KRL2-6976-2022 in favour of M/s. Puneet Edifice Pvt. Ltd.
8. By the virtue of Indenture of Mortgage dated 25.05.2022 registered at the office of the Sub-registrar Kurla -3 under Sr. No. KRL3-9458-2022, M/s. Puneet Edifice Pvt. Ltd. has mortgaged the said project with Mitcon Credentia Trusteeship Service Pvt. Ltd.
9. Search report dated 11.04.2022 for 30 years from the year 1993 to 2022.
10. No litigation against the said property.

Date: 25.08.2022



Advocate High Court Bombay

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