

# JUGLESH PANDE

ADVOCATE HIGH COURT

Off.: 122, Shree Krishna  
Estate, Nr. Dahisar Toll  
Naka & CNG Pump, W. E.  
High Way Road, Dahisar (E),  
Mumbai- 400 068.

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FORMAT- A  
(Circular No. 28/2021)

To,

Mahararera,  
Authority (MahaRERA),  
Bandra West, Mumbai - 400051.

## LEGAL TITLE REPORT

**Sub.:** Title Clearance Certificate with respect to City Survey No. 1625(Part), admeasuring about 1257.81 sq.mtrs., at Village Dahisar, Chunabhatti, S.N. Dubey Road, Dahisar (East), Mumbai- 400068, Taluka Borivali, in the Mumbai Suburban District (hereinafter referred as "the said plot")

I have investigated the title of the said plot on the request of Je and Vee Infrastructure and following documents i.e.

- 1) Description of the property: All that piece or parcel of land City Survey No. 1625(Part), admeasuring about 1257.81 sq.mtrs. or thereabouts together with the existing structures known as 'Dahisar Hanuman' standing thereon, comprised in Dahisar Hanuman Co-operative Housing Society Ltd. ("the said Society"), lying, being and situate Chunabhatti, S. N. Dubey Road, Dahisar (East), Mumbai - 400068, of Village Dahisar, Taluka -Borivali, Mumbai Suburban District, within the registration District of Mumbai Suburban and bounded as follows that is to say (i) On or towards the East : by Road; (ii) On or towards the West : by Boundary; (iii) On or towards the North: Road; and (iv) On or towards the South: by Boundary (hereinafter referred to as "the said Property").

2) The documents of allotment of plot

- (i) Copy of the Indenture of Lease dated 19.09.2006, between the Maharashtra Housing & Area Development Authority (MHADA) and the Dahisar Hanuman Co-operative Housing Society Ltd., [registered at Borivali under Serial No. BDR10-06531-2006];
- (ii) Copy of the Deed of Sale dated 19.09.2006, between MHADA and the said Society [registered at Borivali under Serial No. BDR10-06532-2006];
- (iii) Copy of the Development Agreement dt. 29-11-2006 & made between Dahisar Hanuman Co-operative Housing Society Ltd. Of the one part and M/s. Sonal Construction Builders and Developers of the other part and registered at Borivali SRO under Sr. No. BVL/3/8783/2006 on 1-12-2006;
- (iv) Copy of an Irrevocable Power of Attorney dated 29.11.2006 of the Dahisar Hanuman Co-operative Housing Society Ltd., in favour of M/s. Sonal Construction Builders and Developers and registered before the office of Sub Registrar of Assurances vide registration No. BDR6-8784-2006;
- (v) Copy of Deed of Assignment dated 30.12.2017 which is registered before the office of Sub Registrar of assurance vide registration No. BRL8/63/2018 thereby the society have assigned the development rights upon the M/s. Gauri Enterprise AOP and the society also executed Power of Attorney dated 30.12.2017 in respect of the redevelopment of the said property in favour of the M/s. Gauri Enterprise AOP vide registration No. BRL8/64/2018.
- (vi) Copy of MOU dated 23.03.2021 between the M/s. Gauri Enterprise AOP and M/s. Je and Vee Infrastructure for joint redevelopment of the said property.
- (vii) Offer letter No. CO/MB/REE/NOC/F-331/1340/2016 issued by MHADA on 31.08.2016.
- (viii) NOC for Commencement Certificate up to plinth level bearing No. CO/MB/REE/NOC/F-331/1263/2021 dated 15.06.2021.

(ix) Intimation of Approval (IOA) for zero FSI bearing No. MH/EE/BP Cell/GM/MHADA-88/862/2021, dated 02.08.2021.

(x) Copy of Property Register Card; and Search Reports dated 16.04.2021 issued by N. D. Rane;

3) The Property Register Card in respect of the said Land shown as Agricultural land. However the 7/12 extract in respect of the said land shows the name of the Maharashtra Housing and Area Development Authority as owners thereof.

4) Search report of 30 years from 1991 till 2021.

2/- On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of M/s. Jee and Vee Infrastructure is clear, marketable and without any encumbrances

Owners of the land

- (1) Maharashtra Housing and Area Development Authority  
City Survey No. 1625(Part)
- (2) Qualifying comments/remarks: On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot, we are of the opinion that, subject to what is stated hereinabove and relying upon the list of documents perused as aforementioned, the title of Dahisar Hanuman Co-operative Housing Society Limited to the said Property as the Lessees thereof appears to be clear, marketable and free from all encumbrances and M/s. Je & Vee Infrastructure are entitled to redevelop the said Plot as per the terms of the MOU dated 23.03.2021 and resolution dated 06.07.2021, by which the society

have appointed the M/s. Je and Vee Infrastructure to  
redevelop the society property.

3/- The report reflecting the flow of the title of the M/s. Je and  
Vee Infrastructure on the said land is enclosed herewith as  
annexure.

Encl. Annexure.

Date 14/08/2021



Advocate  
(stamp)



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