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Advocates & Legal Consultants

To

Maharashtra Real Estate
Regulatory Authority,
Bandra (East), Mumbai

LEGAL TITLE REPORT

Sub: Title certificate with respect to All the piece or parcel of land or ground bearing Survey No. 48 Hissa No. 1/4 corresponding to CTS No. 1061 adm. 669.60 sq. mtrs. and Survey No. 48 Hissa No. 2 corresponding to CTS No. 1062 adm. 450.70 sq. mtrs., in all admeasuring 1120.30 sq. mtrs. (as per PRC) of Village Dahisar, Taluka Borivali, Mumbai Suburban District together with the building standing thereon and known as 'Municipal Employees Muktangan Co-operative Housing Society Limited' located at Maratha Colony Road, Dahisar (East), Mumbai 400068. (the said property).

At the instance of our client "**M/s. SHANTEE HOMES**" through its sole proprietor Mr. Raaz Pathan, I have investigated their title with respect to the above mentioned property and this certificate is issued after carefully going through and perusing the documents provided to me which are referred to hereinafter.

1) Description of the property:

All the piece or parcel of land or ground bearing Survey No. 48 Hissa No. 1/4 corresponding to CTS No. 1061 adm. 669.60 sq. mtrs. and Survey No. 48 Hissa No. 2 corresponding to CTS No. 1062 adm. 450.70 sq. mtrs., in all admeasuring 1120.30 sq. mtrs. (as per PRC) of Village Dahisar, Taluka Borivali, Mumbai Suburban District together with the building standing thereon and known as 'Municipal Employees Muktangan Co-operative Housing Society Limited' located at Maratha Colony Road, Dahisar (East), Mumbai 400068.

For the purpose of title investigation, I have perused and referred the following documents as provided to me;

2) The documents of allotment of plot:

- i. Copy of Deed of Conveyance dated 10th February 1977 executed and entered into between Messers. Lokumal Naraindas, therein referred to as 'the Vendors' of the One Part and Municipal Employees Muktangan Co-operative Housing Society Limited a society registered under the Maharashtra Cooperative Societies Act 1960, therein referred to as 'the Purchaser' of the Other Part and duly lodged for registration with the Sub – Registrar of Assurances at Bombay under Sr. No. 202/1977 dtd. 10/2/1977.
- ii. Copy of Development Agreement dated 26/11/2022 duly registered with the sub registrar of assurances at Borivali-8 at under Serial No. 15659/2022 with M/s Shantee Homes.
- iii. Copy of Irrevocable General Power of Attorney dated 28/11/2022 which is duly registered with the Office of the Sub-Registrar of Assurances at Borivali-8, Mumbai under Serial No. 15674-2022.

3) Property Registration Card :- issued by City Survey Officer, Borivali of CTS No. 1062 as well as latest online PR card.

I have been informed that there are no litigations pending with respect to the said property.

On perusal of the above mentioned documents and based on the search reports provided to me, I am of the opinion that "Shantee Homes" i.e. the Developer of the said property and is entitled to develop the same as per agreed terms and conditions as recorded in the Development Agreement dated 26/11/2022 and its title to develop is clear and

marketable, free from encumbrances. Details of encumbrances, if any, are mentioned separately in.

Owner of the said property / land is Muktangan Co-operative Housing Society Limited a society

Qualifying comments / remarks:

Before issuing this certificate of title, I have relied upon the photocopies of the title deeds/agreements as provided to me and believing them to be true and correct.

The report reflecting the flow of title is enclosed herewith as **Annexure – 2.**

Dated this 04th October 2023


SHREYAS K. VYAS
Advocate High Court



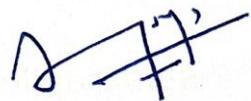
Encl: Annexure 1 & 2

ANNEXURE – 1

Details of Encumbrances

On perusal of the above mentioned documents provided to me, I am of the opinion that there are no encumbrances affecting the said property.

Dated this 04th October 2023



SHREYAS K. VYAS
Advocate High Court



ANNEXURE – 2

FLOW OF TITLE

All the piece or parcel of land or ground bearing Survey No. 48 Hissa No. 1/4 corresponding to CTS No. 1061 adm. 669.60 sq. mtrs. and Survey No. 48 Hissa No. 2 corresponding to CTS No. 1062 adm. 450.70 sq. mtrs., in all admeasuring 1120.30 sq. mtrs. (as per PRC) of Village Dahisar, Taluka Borivali, Mumbai Suburban District together with the building standing thereon and known as 'Municipal Employees Muktangan Co-operative Housing Society Limited' located at Maratha Colony Road, Dahisar (East), Mumbai 400068.

1. Vide Deed of Conveyance dated 10th February 1977 executed and entered into between Messers. Lokumal Naraindas, therein referred to as 'the Vendors' of the One Part and Municipal Employees Muktangan Co-operative Housing Society Limited a society registered under the Maharashtra Cooperative Societies Act 1960, therein referred to as 'the Purchaser' of the Other Part and duly lodged for registration with the Sub – Registrar of Assurances at Bombay under Sr. No. 202/1977 dtd. 10/2/1977, the said M/s Lokumal Naraindas as Vendors sold, transferred, relinquished, conveyed and assured forever unto and in favour of the Society herein, all rights, title and interest in respect of that piece and parcel of land bearing Survey No.48, Hissa No.2, and C.T.S.No.1062 of Dahisar Village and admeasuring 550 sq.Yards (i.e..460 sq.meters) or thereabout lying being and situate at in the registration district of Bombay City and Mumbai Suburban District.
2. Further it is observed that, the Hon. Collector, Mumbai Suburban Passed an NA Order dated 24/10/2008 under no. C/Desk-VII-

A/NAP/C.R.7780/No. Bhu.4/2008 & NA No. 395/2013 and CTS. No. As per the order of Borivali dated 25/2/2014 CTS No. 1062 as the entire area is classified as non agricultural land and for residential purposes only and Rs. 5097/- per annum should be paid for the period of 2012-2013 and is recorded as non-agricultural land and further Taken and according to the record of rights, the Holder of the said Land is Municipal Employees Muktangan Co-operative Housing Society. Limited by filing the Mutation entry vide no. 1128 of this name the power type was filed as residential purpose instead of agriculture.

3. Then after, the said 'Municipal Employees Muktangan Co-operative Housing Society Limited', having registration no. BOM/HSG/4777/1976 by virtue of the said Order became the sole and absolute owner of the said property bearing CTS No. 1062 admeasuring 450 sq. mtrs. and its name is also reflected on the PR card of the said property.
4. Furthermore the said society has entered into Development Agreement dated 26/11/2022 duly registered with the sub registrar of assurances at Borivali-8 at under Serial No. 15659/2022 with M/s Shantee Homes. Pursuance to the Development agreement dated 26/11/2022 society has also issued Irrevocable General Power of Attorney dated 28/11/2022 which is duly registered with the Office of the Sub-Registrar of Assurances at Borivali-8, Mumbai under Serial No. 15674-2022.
5. Before issuing this certificate of title, we had got search of said property carried out through search clerk Mr. Ganesh Gawade, Search Clerk, who has taken the search in the offices of Sub-Registrar of Assurances at Bombay, Bandra and Borivali from year 1992 to 2022 with respect of the said property and as per his

report dated 4th August 2022, there are no registered encumbrances of any nature whatsoever with respect to the said property. We have also been informed that there are no litigations pending with respect to the said property.

6. In light of the facts stated hereinabove and based on the examination of relevant documents and papers, we are of the opinion that M/s Shantee Homes being the duly appointed Developer are entitled to the develop the said property on the terms and conditions recorded in the said Development Agreement dated 26th November 2022 as per the applicable laws and regulations of DCR 2034 and its title to develop the said property is clear and marketable.

Date: 04th October 2023

Place: Mumbai



A handwritten signature in blue ink, appearing to read "Shreyas K. Vyas".

SHREYAS K. VYAS
Advocate High Court