

ADV. K. P. MAHAJAN
(B.A., L.L.B.)
ADVOCATE HIGH COURT

OFFICE: FLAT NO. 202, 2ND FLOOR, ISHAN BUILDING, M. PHULE ROAD,
VISHNUNAGAR, DOMBIVLI (WEST)- 421202. Cont. 9833428675

To,
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect of immovable property bearing Cluster Plot No. AD-98, RSC-29, admeasuring 1168.86 Sq. Mtrs. being C.T.S. No. 1374-B/37, Survey No.120, Versova, Andheri (West), Mumbai- 400058.

I have investigated the title of the said property on the request of M/s PSC Realtors Pvt. Ltd. (Developer) and following documents:

- Description of the Property
- The documents related to allotment of the property
- Development Agreement and POA executed with the Developer
- P.R. Card issued by City Survey Office, Andheri (digital Signed) dated 08/11/2021
- Search Report dated 29/09/2021 for period of 30 years from year 1992-2021 taken by Adv. K.A. Patil

On perusal of above mentioned documents and all other relevant documents related to the title of the property, I am of the opinion that the title of the Developer M/s PSC Realtors Pvt. Ltd. is clear, marketable and without any encumbrances except one writ petition filed by the Developer as C.A. to the Society pending before the Hon. High Court Mumbai, the details of the said Writ Petition as under:

| Sr. No. | Name of the Court | Type of case and Case No. | Role of the Developer | Reliefs sought in Writ Petition | Preventive order if any | Present status |
|---------|--------------------|---------------------------|-----------------------|---|-------------------------|--|
| 1 | High Court, Mumbai | W.P. (L) No. 2816 of 2022 | Petitioner | Relief on levy Development Charges by MHADA as per Sec. 124-F of MRTA Act | No | Interim relief granted by Hon. High Court in favor of the Petitioner (Developer) |

The report reflecting the flow of the title of the Developer on the said property is enclosed herewith as Annexure.

Encl: Annexure

Date: 25/02/2022


Adv. K.P. Mahajan

ADV. K.P. MAHAJAN

(B.A. LL.B.)

Advocate High Court

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Annexure

Flow of the Title of the Said Property

I have investigated the title of the immovable property bearing C.T.S. no. 1374-B/37, Survey No. 120, Village Versova, Tal. Andheri, Mumbai. The Developer have produced following documents before me for the investigation of the title of the said property.

- Indenture of lease dated 24/08/1993 between MHADA and Versova Andheri Hardik CHSL (Society)
- Development Agreement and POA dated 08/12/2021 executed the Developer and the Society
- P.R. Card issued by City Survey Office, Andheri (digital Signed) dated 08/11/2021
- Copy of Search Report dated 29/09/2021 for period of 30 years from year 1992-2021 taken by Adv. K.A. Patil
- Copy of Title certificate issued by Adv. K.A. Patil dated 29/10/2021
- Copy of Writ Petition (L) No. 2816 of 2022 and Hon. High Court order dated 14/02/2022

I have investigated the title of the above said immovable property more particularly described in the schedule hereunder written. On careful perusal of the above mentioned documents produced before me by the Developer in support of its title to the said immovable property and relying upon the title search report dated 29/10/2021 for period of 30 years from year 1992 to 2021, it reveals as under:

1. The Indenture of Lease has been executed between Maharashtra Housing and Area Development Authority (a statutory Corporation constituted under the Maharashtra Housing & area Development Act 1976) of the One Part and The Versova Andheri Hardik Co-operative Housing Society Limited of the Other part on 24th day of August 1993 for period of 90 years, in respect of the land bearing Cluster Plot No. AD-98, RSC-29, admeasuring 1168.86 Sq. Mtrs. situate at Survey No. 120, Versova, Andheri (West), District & Registration District – Mumbai Suburban District, Mumbai – 400058. The said Agreement for Lease was registered with Sub Registrar Class-2, Record, Mumbai Suburban district. By way this Indenture of Lease, The Versova Andheri Hardik Co-operative Housing Society Ltd. ("the Society") become the Lessee of the said immovable property.
2. As per the order dated 28/04/1992 from District Collector, Mumbai Suburban District and as per the orders of City Survey Officer No.4, Mumbai Suburban District for C.T.S. Plan

register no. 726/93 dated 18/07/196, the separate Property Register Card for C.T.S. no. 1374-B/37 was issued and the name of Mumbai Housing and Area Development Board (a unit of MHADA) was mutated as the Owner of the land.

3. Thus the said Society become the Lessee in respect of the said immovable property and accordingly seized and possessed of or otherwise well and sufficiently entitled to the said immovable property.
4. On perusal of the Search Report dated 29/09/2021 from the office of the Sub Registrar of Assurance at Bandra Sub-Registrar office & Andheri Sub-Registrar office for last 30 years, it revealed that there is no any transaction observed during the period of last 30 years except the Agreement for Lease as mentioned above in respect of the said immovable property.
5. The said Society has executed and registered Development agreement dated 08/12/2021 registered at the office of Joint Sub-Registrar, Andheri-7, Mumbai Suburban District under Sr. No. BDR-18.16507/2021 and granted Development Rights to M/s PSC Realtors Pvt. Ltd. In respect of the said immovable property. Simultaneously on execution of Development Agreement, the said Society has also executed Power of Attorney in favor of the Developer and its representatives. The said Power of Attorney was registered at the office of Joint Sub-Registrar, Andheri-7, Mumbai Suburban District under Sr. No. BDR-18.16512/2021.
6. The Developer as a constituted attorney for the Society has submitted the proposal for redevelopment on the said property before Mumbai Board, MHADA under DCPR-2034 regulation 33(5). The authority has approved the said proposal and issued Offer Letter dated 18th Aug 2021 for additional built up area. On payment of premium for additional built up area as per above mentioned Offer Letter and scrutiny of the redevelopment proposal, Mumbai Board MHADA has issued N.O.C. for proposed redevelopment vide their letter dated 2nd Feb 2022.
7. On the basis of above mentioned approval received from Authority, the Developer as a C.A. to the Society has made application for Intimation of Approval (I.O.A.). The Building Permission Cell, Greater Mumbai / MHADA, after scrutinizing the said application along with the plans & sections, issued Intimation of Approval (I.O.A.) vide their letter dated 17th Feb 2022.
8. I have also perused thru' the copy of Writ Petition (L) No. 2816 of 2022 filed by the Developer as constituted attorney to the said Society, for relief against levy of Development Charges by MHADA under Sec. 124-F of M.R.T.P. Act, 1960. I have also perused thru' the interim relief granted by the Hon. High Court vide its order dated 14/02/2022.

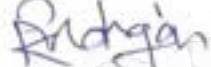
9. In view of the above said fact and the documents, I hereby certify the title of the said Society viz. The Versova Andheri Hardik Co-operative Housing Society Ltd. being the Owner / Lessee of the said immovable property is free, clear, marketable and without any kind of encumbrance whatsoever.

10. I further certify that the Developer, M/s PSC Realtors Pvt. Ltd. has the absolute and is well and sufficiently entitled to develop the said immovable property. I hereby certify that title of M/s PSC Realtors Pvt. Ltd. in respect of the development of the said immovable property is clear, marketable and without any kind of encumbrance whatsoever.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the land bearing Cluster Plot No. AD-98, RSC-29, admeasuring 1186.68 Square meters, situate at C.T.S. No. 1374-B/37, Survey No. 120, Village- Versova, Tal- Andheri, District & Registration District, Mumbai Suburban District, Mumbai – 400 058.

Date: 25/02/2022


Adv. K.P. Mahajan

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