

Ref: TC/SBD/FLA/24

HAND DELIVERY

Date: 01/04/2024

To

MahaRERA,

Mumbai, Maharashtra.

LEGAL TITLE REPORT

SUB: TITLE CLEARANCE CERTIFICATE WITH RESPECT TO ALL THOSE PIECE AND PARCEL OF LANDS AND HEREDITAMENTS BEARING SURVEY No. 48, HISSA No. 1(PART) and 2, CTS NO. 920 ADMEASURING 4078.97 SQ. MTRS. (AS PER PROPERTY CARD 4078.90) OR THEREABOUTS "LARGER PROPERTY", OUT OF WHICH 407.89 SQ. MTRS., IS RESERVED FOR AMENITY SPACE, BALANCE AREA REMAINING 3671.01 SQ. MTRS. OF THEREABOUTS SITUATED, LYING AND BEING AT VILLAGE PAHADI GOREGAON (WEST) TALUKA GOREGAON IN MUMBAI SUBURBAN DISTRICT.

We have investigated the title of the said Plot on the request of **M/s. SAHAKAR BUILDERS & DEVELOPERS** (hereinafter referred to as "**said Promoter/Developer**") as mentioned in the Schedule and on scrutinizing the documents furnished we have to state as under:-

1. DESCRIPTION OF THE PROPERTY:

ALL THOSE PIECE AND PARCEL OF LANDS AND HEREDITAMENTS BEARING SURVEY No. 48, HISSA No. 1(PART) and 2, CTS NO. 920 ADMEASURING 4078.97 SQ. MTRS. (AS PER PROPERTY CARD 4078.90) OR THEREABOUTS "LARGER PROPERTY", OUT OF WHICH 407.89 SQ. MTRS., IS RESERVED FOR AMENITY



SPACE, BALANCE AREA REMAINING 3671.01 SQ. MTRS. OF THEREABOUTS SITUATED, LYING AND BEING AT VILLAGE PAHADI GOREGAON (WEST) TALUKA GOREGAON IN MUMBAI SUBURBAN DISTRICT.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT:

- i. Conveyance bearing Registration No. Serial No.BRL-2/11208 of 2017
- ii. Development Agreement dated BRL5/13617/2023 dated 11.08.2023.
- iii. Search report provide by Search Clerk, Vikas Yadav dated 17.11.2023

3. 7/12 EXTRACT I.E. REVENUE RECORD:

Property Card stands in the name of **M/s. FLAIR PEN AND PLASTIC INDUSTRIES.**

4. SEARCH REPORT OF THE LAST 30 YEARS

Search Report dated 17.11.2023 for the last 30 years from 1980 till 2023 taken from sub-registrar's office at Mumbai/Mumbai Suburban by Search Clerk, Vikas Yadav. No entries found affecting the title of **M/s. SAHAKAR BUILDERS & DEVELOPERS;**

5. OWNER OF THE LAND

- i. **M/s. FLAIR PEN AND PLASTIC INDUSTRIES,** a partnership firm under the provisions of the Indian Partnership Act, 1932 ("**said Firm**") is the absolute Owner of all those piece and parcel of lands and hereditaments bearing Survey No. 48, Hissa No. 1(part) and 2, CTS No. 920 admeasuring 4078.97 sq. mtrs. (AS PER PROPERTY CARD 4078.90) or



thereabouts ("Larger Property") situated, lying and being at Village Pahadi Goregaon (West) Taluka Goregaon in Mumbai Suburban District;

ii. **M/s. SAHAKAR BUILDERS & DEVELOPERS ("Developer")** is authorized to carry out construction by Development Agreement dated BRL5/13617/2023 dated 11.08.2023. The report reflecting the flow of the title of the Developer on the said property is enclosed herewith as Annexure.

6. On perusal of the mentioned document and all other relevant documents relating to title of the said property perused by us, we are of the opinion that the title of the said Property/Promoter is clear, marketable and free from all encumbrances.
7. The report reflecting the flow of the title of the (Owner/promoter) on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 01/04/2024



KARTIK TIWARI
LAKSHYAVEDHI LEGAL

ANNEXURE-A

FLOW OF THE TITLE OF THE SAID PLOT

TITLE CLEARANCE CERTIFICATE with respect to all those piece and parcel of lands and hereditaments bearing SURVEY NO. 48, HISSA NO. 1(PART) AND 2, CTS NO. 920 ADMEASURING 4078.97 SQ. MTRS. (AS PER PROPERTY CARD 4078.90) OR THEREABOUTS "LARGER PROPERTY", OUT OF WHICH 407.89 SQ. MTRS., IS RESERVED FOR AMENITY SPACE, BALANCE AREA REMAINING 3671.01 SQ. MTRS. OF THEREABOUTS SITUATED, LYING AND BEING AT VILLAGE PAHADI GOREGAON (WEST) TALUKA GOREGAON IN MUMBAI SUBURBAN DISTRICT (HEREINAFTER REFERRED AS THE "SAID PLOT")

1. Pursuant to the Indenture dated 14th November 2017 executed by and between M/s. Nagdevi Tool Sheet Mart (therein referred to as "the Vendor") of the first part, Harish Ochhavlal and others (therein referred to as "the Confirming Parties") of the second part and the M/s. Flair Pen And Plastic Industries (herein referred to as "the Owner") of the third part and registered in the Office of the Joint Sub-Registrar of Assurances at Borivali-2 under Serial No. BRL-2/11208 of 2017, the Owner herein are the sole and absolute owners of all that piece or parcel of non-agricultural industrial land (I-3) bearing CTS No.920 of Village Pahadi Goregaon (West) admeasuring 4188.85 square metres as per documents of title and 4078.90 square metres as per the property register card extract situate at Pahadi Goregaon West,



Mumbai together with the two industrial buildings/structures standing thereon, subject to the monthly tenancies of the tenants;

2. The Structure No.2 was in a dangerous and dilapidated condition, and the Municipal Corporation of Greater Mumbai issued the notice bearing No. ACPS/B-50/354/111/AE(B&F)/II of 2019-20 dated 9th December 2019 under/pursuant to the provisions of section 354 of the Mumbai Municipal Corporation Act, 1888, for the demolition of the said Building No.2;
3. Pursuant to the said notice dated 9th December 2019, the said Building No.2 was demolished on or about 14.01.2023, under provisions of section 354 of MMC Act;
4. The Developer has entered into Permanent Alternate Accommodation Agreement with the Tenants;
5. M/s. SAHAKAR BUILDERS & DEVELOPERS submitted the scheme for Development of the said Larger property. As the said Larger Property was under Industrial Zone. The Owner, through Developer herein preferred an Application for change of user from Industrial to Residential Zone. The MCGM on the application of the Owner, permitted the change of user on the terms and conditions. One of the essential conditions is to carve out, construct and handover an amenity area of approx. 407.89 sq. mtrs. ("**Amenity Space**"), from the said property free of costs to MCGM.



6. In these circumstances, I am of the opinion that title of M/s. SAHAKAR BUILDERS & DEVELOPERS, is clear and marketable and free from all encumbrances and beyond reasonable doubt by virtue of Development Agreement dated 11th August, 2023, bearing registration No. BRL-5-13617-2023.

7. **Sr. No.:**

- a. Property Card stands in the name of M/s. FLAIR PEN AND PLASTIC INDUSTRIES;
- b. Search Report dated 17.11.2023 for the last 30 years from 1980 till 2023 taken from sub-registrar's office at Mumbai/Mumbai Suburban by Search Clerk, Vikas Yadav;
- c. Public Notice dated 10th March, 2023.
- d. No litigation is pending.

Place: Mumbai.

Dated: 01.04.2024



KARTIK TIWARI
LAKSHYAVEDHI LEGAL