

Date:- 25/02/2023

To,  
MahaRERA,  
Housefin Bhawan, Plot No. C-21,  
E-Block, Bandra Kurla Complex,  
Bandra (East), Mumbai – 400 051

## **TITLE REPORT**

Sub.: Title Clearance Certificate with respect to All the piece or parcel of land or ground or plot of land measuring about 1127.40 Square meters thereabouts alongwith building the ground plus upper 5 storey building thereon and known as CharkopRamya Co-operative Housing Society Ltd., Plot no. 104, Sector no. 2, Charkop, Kandivali (W), Mumbai 400 067 situated lying and being at Survey. No. 149 and CTS No. 1C/2/27, of Village Kandivali, Taluka Mumbai, Mumbai Suburban District within the Limit of 'R/Central' ward of the Municipal Corporation of Greater Mumbai. Hereinafter referred to as the "SAID PROPERTY" and bounded as follows:-.

On or towards the North : Adj CTS No. 1C/2/4  
Plot No. 251

On or towards the South : Adj CTS No. 1C/2/52  
Plot No. 106

On or towards the East : 14 meter wide Road RSC – 11

On or towards the West : Adj CTS No. 1C/2/28  
Adj CTS No. 1C/2/31  
25 square meter Plots CL263  
25 square meter Plots CL264

I have investigate the title of the said property on the request of **M/s. DEM DEVELOPERS LLP**, having its registered office at Shop No. 5, Sarovar Building, Vasant Complex, Mahavir Nagar, Link Road, Kandivali West, Mumbai 400067, hereinafter referred to as “the said Developers” and I have perused the following documents;

a) Description of Property

b) Agreement to Lease dated 24/04/1990

c) Property Card issued by state Government (Revenue Department) for the following City Survey numbers and incorporating name of the Society as Lessee.

C.T.S. No. 1C/2/27, Mutation Entry Dated 15/01/1988.

d) Redevelopment Agreement dated 09/12/2022 and registered with the office of Sub Registrar of Assurance under Serial No. BDR - BRL7-16702-2022 dated 09/12/2022 executed between CharkopRamya Co-operative Housing Society Ltd. and the Members of CharkopRamya Co-operative Housing Society Ltd. and **M/s. DEM DEVELOPERS LLP**, the Developers with respect to the said property.

e) Search Report for 30 years from 1993 to 2022 taken from Sub Registrar Mumbai vide Receipt No. 0030072201 dated 10/08/2022.

f) Public notice published on 7<sup>th</sup> October 2022 in the Free Press Journal (English newspaper) and Navshakti (Marathi newspaper).

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 **M/s. DEM DEVELOPERS LLP**, is the Developer and they are entitled to develop the said property and the title of the said property is clear, marketable and without any encumbrance.

**OWNERS AND DEVELOPER OF THE SAID LAND:-**

- 1) World Bank Scheme Maharashtra Housing and Area Development Authority for C.T.S. No. 1C/2/27.
- 2) Vide Agreement to Lease dated 24<sup>th</sup> April 1990, it can be seen that Maharashtra Housing and Area Development Authority (MHADA) the owner of the property agreed and given the said property on Lease to CharkopRamya Co-operative Housing Society Ltd.
- 3) By and under Redevelopment Agreement dated 09/12/2022 registered with the office of the Sub Registrar of Assurance under Serial No. BRL7-16702-2022 dated 09/12/2022 executed between CharkopRamya Co-operative Housing Society Ltd. and the Members of CharkopRamya Co-operative Housing Society Ltd. and **M/s. DEM DEVELOPERS LLP**.

In my opinion and in view of the above documents and agreements the title of **M/s. DEM DEVELOPERS LLP**, has the right to develop the said property as mentioned in the schedule hereunder is clear, marketable and free for all encumbrances.

The Report reflecting the flow of the title of CharkopRamya Co-operative Housing Society Ltd. as the Lessee and **M/s. DEM DEVELOPERS LLP**, as the Developer of the said land/property.

The Report reflecting the flow of the tiled of the (Owner/Promoters/Developers) on the said land is enclosed herewith as annexure.



Advocate

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FORMAT – A

(Circular No. 28/2021)

**FLOW OF THE TITLE OF THE SAID LAND**

- a) World Bank Scheme Maharashtra Housing and Area Development Authority for C.T.S. No. 1C/2/27.
- b) Agreement to Lease dated 24<sup>th</sup> April 1990, between Maharashtra Housing and Area Development Authority (MHADA) referred as the Lessor and CharkopRamya Co-operative Housing Society Ltd. referred as Lessee.
- c) Redevelopment Agreement dated 09/12/2022 registered with the office of the Sub Registrar of Assurance under Serial No. BRL7-16702-2022 dated 09/12/2022.
- d) Search Report for 30 years from 1993 to 2022.

Date: 25/02/2023



Advocate