

JAY K.VAKIL, LLM

ADVOCATE HIGH COURT, MUMBAI

A-602, Shreepal Nagar, Satya Nagar, Borivali (W), Mumbai-400092

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20TH September, 2023

To,

Maharera Real Estate Regulatory Authority,

Maharera Headquarters,

Mumbai

TITLE REPORT

Sub: All that piece and parcel of land with Building standing thereon admeasuring 842.50 Sq. Meters situate on property bearing C.T.S. NO. 1-C/1/698, Village Kandivali, Plot No. 194, RDP – 6, SECTOR VI, MHADA Layout, of Kandivali Village at Charkop, Kandivali, Mumbai – 400 067 within the Registration District of Mumbai and Mumbai Suburban District Mumbai belonging to Suryakiran Co-operative Housing Society Limited (hereinafter referred as "the said Property").

I, at the instance of my Client **M/s. Hum Developers Pvt. Ltd.** (the said Promoter/Developer) who they have entered into Re-Development Agreement dated 18/01/2023 vide registration no. BRL-7-624-2023 and General Power of Attorney dated 18.01.2023 vide registration no. BRL-7-625-2023 and I have investigated the title of the captioned Property based on the following documents:

Description of Property:

All that piece and parcel of land with Building standing thereon admeasuring 842.50 Sq. Meters situate on property bearing C.T.S.No. 1-C/1/698, Village Kandivali, Plot No. 194, RDP – 6, Sector VI, MHADA Layout, of Kandivali Village

at Charkop, Kandivali, Mumbai – 400 067 within the Registration District of Mumbai and Mumbai Suburban District Mumbai belonging to Suryakiran Co-operative Housing Society Limited (hereinafter referred as the said Society).

Documents of Allotment Of Plot:

1. Lease Agreement dated 18/12/1993 executed by and between Maharashtra Housing and Area Development Authority a Statutory Corporation duly constituted under the Maharashtra Housing 1977) having and Area Development Act 1976 (Mah. (hereinafter referred to as its "the XXVIII of said Act") office at Griha Nirman Bhavan Kala Nagar Bandra (East) Bombay 400 051 the lessor hereinafter referred to as "the Authority" of the One Part: and Suryakiran Co-operative Housing Society Limited the Society as the Other Part. The said document was duly registered vide serial no. 4804/93 on 18/12/1993.
2. Copy of Occupation Certificate bearing no. CHE/9367 /BP9(WS)/ AR dated 02-04-1997 was issued by the MCGM
3. By Development Agreement dated 18/01/2023 executed by and between Suryakiran Co-operative Housing Society Limited through Secretary Mr. Dinesh Tuli, Chairman Mr. Mukesh sharma and Treasurer Mr. Manish Gandhi as the Society of the First Part, M/s. Hum Developers Pvt. Ltd. through Directors Mr. Chintan Nilesh Maniar and Mr. Dinesh H. Patil as the Developers of the Second Part and the members of the Society as the Third Part. The said document was duly registered vide serial no. BRL-7-624-2023.
4. Search Report dated 30/01/2023 issued by Mr. Sunil Nate, Title Investigator, in respect of the said Land.

5. Public Notice dated 18/08/2022 issued by the Advocate of the Developers.
6. Copy of the 7/12 extract.
7. Copy of Society registration certificate
8. Copy of IOA dated 02/08/2023 vide ref no. MH/EE/BP/Cell/GM/MHADA-75/1325/2023

7/12 EXTRACTS AND INDEX II

The extract of the Property Register Card extracted on 08/07/2015 in respect of the aforementioned land reflects the name of the World Bank MHADA.

SEARCH REPORT FOR 30 YEARS

1. Search Report dated 30/01/2023 issued by Mr. Sunil Nate, Title Investigator, in respect of the said Land for search taken in the offices of Sub-Registrar at Mumbai & Bandra from the year 1994 to 2023 (30 years), Goregaon from the year 1995 to 2023 (29 years) and Borivali & Goregaon Computer Record from the year 2002 to 2023 (22 years).
2. The title of the society i.e Suryakiran Co-operative Housing Society Limited is free from all encumbrances and the said property is clear and marketable.

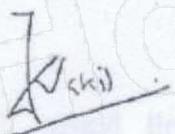
OWNER OF THE SAID PROPERTY- Suryakiran Co-operative Housing Society Limited

By registered Lease Agreement reflects the area of 842.50 sq. meters whereas the area reflected in Property Card is 842.50 sq. meters.

There are no pending litigations/ orders affecting the said Property in any Court of Law, revenue courts/ tribunals/ authorities, judicial or quasi- judicial or Arbitral Tribunal.

There are no charges/mortgages on the said Property. Further, the said Property is free from all encumbrances.

The report reflecting the flow of the title of the Society i.e. Suryakiran Co-operative Housing Society Limited on the said Property is enclosed herewith as annexure.


Adv. Jay vakil

Code- MAH/3618/2012

FLOW OF THE TITLE OF THE SAID PROPERTY

- i. Copy of Registered Lease Agreement dated 18/12/1993
- ii. Copy of Re-Development Agreement duly registered under serial no. BRL-7-624-2023. executed between Suryakiran Co-operative Housing Society Limited ("Society"), Existing Members of the Society and **M/s. Hum Developers Pvt. Ltd.** ("Promoter")
- iii. Property Card of the said Property the area of 842.50 sq. meters.
- iv. Search Report dated 30/01/2023- issued by Mr. Sunil Nate
- v. Public Notice dated 18/08/2022
- vi. Copy of IOA dated 02/08/2023 vide ref no. MH/EE/BP/Cell/GM/MHADA-75/1325/2023
- vii. Mutation Entry No.- Not Applicable
- viii. Any other relevant title- NA
- ix. Litigation on Plot- NA



Advocate Jay Vakil