

**RUKHSAR S. KHAN**  
BCOM. L.L.B  
**ADVOCATE HIGH COURT**

---

201, SURYAMUKHI BUILDING, OPP SARVODAYA MALL, KALYAN WEST  
Email:rukhsarkhan000273@gmail.com

---

To,  
MahaRERA,  
BKC, Housefin Bhavan,  
Near RBI E Block Bandra East,  
Mumbai.

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to plot of land bearing Survey no. 67-71 and CTS No. 829(pt) admeasuring about 795.54 sq. mtrs. Situated at Subhash Nagar, Chembur (E) Mumbai- 400071. (hereinafter referred to as **"the said plot"**) known as "Building No. 43".

I have investigated the title of the said plot on the request of M/S NIRVAANA LIFESPACE LLP and following documents i.e.: -

1. Description of the property: -

All that piece and parcel of land bearing Survey No.67-71 admeasuring 795.54 sq. mtrs. or thereabouts corresponding City Survey No. 829 of Village Chembur , together with the building standing thereon known as "Building No. 43" consisting of ground plus 2(Two) upper floors comprising of 30 Flats/Tenements of Chembur Dnyandeep Co-operative Housing Society LTD. situate, lying and being at Subhash Nagar, Chembur (East), Mumbai - 400 071.



2. The documents of allotment of plot as under: -

- a) Indenture of Lease dated 27/09/2000 between MHADA as a Lessor and CHEMBUR DNYANDEEP CO-OPRATIVE HOUSING SOCIETY LIMITED referred as Lessee, registered under serial No. BDR-848/2/2016 of 1992, lease for a period of 99 years with effect from 1/4/1980 has been granted.
- b) Deed of Sale dated 27/09/2000 entered by and between the Maharashtra Housing and Area Development Authority, (MHADA) being "The Authority" therein and CHEMBUR DNYANDEEP CO-OPRATIVE HOUSING SOCIETY LIMITED, herein being "The Society".
- c) A copy of development agreement entered between G.A BUILDERS PVT. LTD and CHEMBUR DNYANDEEP CO-OPRATIVE HOUSING SOCIETY LIMITED on 03/12/2009 which was duly registered with the sub registrar of assurance, vide registration no. Sr. No. BDR/3/11614 dated 03/12/2009.
- d) A copy Society's Resolution dated 24/10/2020, wherein they resolved to terminate the Development Agreement dated 03/12/2009 and Power of Attorney dated 03/12/2009 with the developer M/S G. A Builders PVT LTD.
- e) A copy of society's Resolution dated 19/12/2020 wherein they have resolved to appoint NIRVAANA LIFESPACE LLP as a developer of the said land from CHEMBUR DNYANDEEP CO-OPRATIVE HOUSING SOCIETY LTD as per terms and condition therein.



3. Search of Index- II carried by Mr. Jitendra Kamble from 1/01/1991 to 01/09/2020 in the office of Assurances Kurla for the period of 30 years.

2/- 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 CHEMBUR DNYANDEEP CO-OPERATIVE HOUSING SOCIETY LTD is clear, marketable and without any encumbrances.

Owner of the land

(1) Maharashtra housing and area development authority (MHADA) CTS No. 829(pt).

3/- The report reflecting the flow of the title of the CHEMBUR DNYANDEEP CHS LTD on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 24/09/2021



Advocate.

## FLOW OF THE TITLE OF THE SAID LAND

### Sr.No.

1. Property Card as on date of application for registration.
2. Search report for 30 years from 1<sup>st</sup> January 1991 Taken from Joint Sub-registrar, Kurla.
3. Indenture Lease Deed Dated 27/09/2000 Registered With The Sub-Registrar Of Assurances Bandra(E).
4. Sale Deed Dated 27/09/2000 Registered With The Office Of Sub-Registrar Of Assurances Bandra(E).
5. Commercial Arbitration Petition No. 439 of 2021 filed by the said Society against the M/S GA Builders Pvt. Ltd.

DATE: 24/09/2021

  
Advocate.

