

Ref: Verdent Infra/TC/618/2024

Date: 11.09.2024

**FORMAT – A**

**(Circular No: - 28/2021)**

**To,**

**MahaRERA**

**LEGAL TITLE REPORT**

**SUB: Title Clearance Certificate with respect to** all that piece and parcel of land bearing CTS no. 638,639,646, 646(1 to 6) of village Ambivali together with building known as Neel Ashish Co-operative Housing Society Ltd admeasuring 1674.70 sq.mts situate, lying and being at 92, J.P Road, Opp Sony Mony Electronics, Near Azad Nagar Metro Station, Andheri (West) Mumbai 400058 ("**the said Property**").

**We have investigated the title of the said plot in respect of Neel Ashish Co-operative Housing Society Limited (Owners of the captioned premises) on the request of** M/s Verdent Infra Builtcon a partnership firm having its office address at Office no. 802 and 803, 8<sup>th</sup> Floor, building known as Ashoka Premises, Old Nagardas Cross Road, Andheri (East) Mumbai 400069)

**1. Description of the property:**

All that piece and parcel of land bearing CTS no. 638,639,646, 646(1 to 6) of village Ambivali together with building known as Neel Ashish Co-operative Housing Society Ltd admeasuring 1674.70 sq.mts situate,

lying and being at 92, J.P Road, Opp Sony Mony Electronics, Near Azad Nagar Metro Station, Andheri (West) Mumbai 400058.

Under a registered Development Agreement dated 20.04.2024 between Neel Ashish Co-operative Housing Society Ltd (Society), M/s Verdant Infra Builtcon (Developer), and 42 members of the Society (Members), the Neel Ashish CHS Ltd and its members have granted the development rights in respect of the said Property unto the Developer viz., M/s Verdant Infra Builtcon on terms set out therein.

2. Property Card and or 7/12 extracts stand in the name of owner namely, Neel Ashish Co-operative Housing Society Limited is as under:

<b>C.T.S No.</b>	<b>Area (sq.mts)</b>	<b>Mutation Entry No.</b>	<b>Date</b>
638	598.00	599	16.12.2015
639	350.00	599	16.12.2015
646	483.60	583	16.12.2015
646/1	22.50	583	12.10.2015
646/2	30.20	583	12.10.2015
646/3	45.00	583	12.10.2015
646/4	45.00	583	12.10.2015
646/5	92.50	583	12.10.2015
646/6	7.90	583	12.10.2015

3. Search report of search clerk Ganesh Mane for 30 years from 1995 to 2024 and public notice dated 04.07.2024 in the Free Press Journal and Navshakti.

4. 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 the society viz- Neel Ashish Co-operative Housing Society Limited and consequently M/s Verdant Infra Builtcon is clear, marketable and without any encumbrance.
5. The report reflecting the flow of the title of the M/s Verdant Infra Builtcon as set out hereunder and enclosed herewith as annexure:

A The Neel Ashish Co-operative Housing Society comprising 42 members resolved to undertake redevelopment of its building by demolition of existing structure and constructing thereon a new building utilizing the entire plot potential for the benefit of its members and vesting the saleable area in the Developers.

B After tendering and short listing of tenders received by the society, in the year 2015, for redevelopment of the society building, issued a letter of appointment to M/s.Chandiwala Enterprises for the redevelopment project. However owing to the delays/ defaults and non-satisfactory responses from the said M/s. Chandiwala Enterprises, the society terminated the appointment vide termination notice dated 03.06.2017.

- C The Neel Ashish Co-operative Housing Society Ltd at its Special General Body Meeting dated 19<sup>th</sup> March 2023, appointed M/s Verdant Infra Builtcon as Developers to undertake the redevelopment of its building.
- D The report reflecting the flow of the title of M/s Verdant Infra Builtcon on the said land is enclosed herewith as annexure.

Encl: Search Report  
Public Notice dated 04.07.2024  
Property Card  
Development Agreement dated 20.04.2024  
Deed of Conveyance of Society

FOR LAKSHMI MURALI & ASSOCIATES



LAKSHMI MURALI  
ADVOCATE

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

1. P.R. Card as on date of application for registration
2. Mutation entry no.583 and 599 as per the property card
3. Search report for 30 years from 1995 to 2024 Taken from Sub-registrar' office at Mumbai, Bandra, Khar Road, Vile Parle, Andheri & Jogeshwari
4. Public Notice dated 04.07.2024
5. Development Agreement dated 20.04.2024
6. Deed of Conveyance of Society
7. Any other relevant title.
8. Litigations -None.

Date: - 11.09.2024

FOR LAKSHMI MURALI & ASSOCIATES

LAKSHMI MURALI  
ADVOCATE