

## **LEGAL TITLE REPORT**

**Sub:**Title Clearance Certificate with respect to all the piece and parcel of land admeasuring about 2250 Square Meters, bearing RDP-8-243, 241 and 239, Sector -3, in Part-II being part of the Survey No.39 (Pt) 40 (Pt) and CTS No. 1C-1/192,193,194, Sector-3, RDPs-8, Charkop, Kandivali (W), Mumbai 400 067 of Village Kandivali, Taluka Borivali, Mumbai suburban District together with building known as Charkop Mangal Murti CHS Ltd. comprising of 3 building consisting of 43 residential flat and 10 commercial shops lying and being at Kandivali (West), Mumbai 400 067, in Greater Bombay in the Registration District and Sub-District of Mumbai (Hereinafter referred as “**SAID PROPERTY**”).

**SIR/MADAM,**

We have investigated the title of the above property on the request of our client i.e., M/s. Vidisha Real Estate Developers Pvt. Ltd. a registered a private limited company duly incorporated under the provisions of the Companies Act, 1956, having its Corporate Identification Number is (CIN) U70100MH2005PTC156865 and having its registered office No: 9, Ground Floor, Kamal-Van Co-Op. Housing Society Ltd. M.G. Road, Dahanukarwadi, Mumbai: 400 067 Mumbai 400 067 (hereinafter referred to as the “Developer”), and following documents i.e. :-

### **(1) DESCRIPTION OF SAID PROPERTY**

All the piece and parcel of land admeasuring about 2250 Square Meters, bearing RDP-8-243, 241 and 239, Sector -3, in Part-II being

part of the Survey No.39 (Pt) 40 (Pt) and CTS No. 1C-1/192,193,194, Sector-3, RDP-8, Charkop, Kandivali (W), Mumbai 400 067 of Village Kandivali, Taluka Borivali, Mumbai suburban District together with building known as Charkop Mangal Murti CHS Ltd. comprising of 3 building consisting of 43 residential flat and 10 commercial shops lying and being at Kandivali (West), Mumbai 400 067, in Greater Bombay in the Registration District and Sub-District of Mumbai (Hereinafter referred as “**SAID PROPERTY**”).

**(2) DOCUMENT OF TITLE/LEASE**

On perusal of the aboveThe Maharashtra Housing and Area Development Authority (“MHADA”) is the owner of all that piece and parcel of land bearing Plot No. RDP-8, which is divided in various plot of land beating Sector -3, in Part-II being part of the Survey No.39 (Pt) 40 (Pt) and of Village Kandivali, Taluka Borivali, Mumbai suburban District.

**(3)**By an indenture of lease dated 21<sup>st</sup> May 1987 the MHADA Authority was pleased to grant a lease of 99 Years of land bearing Plot No.239 of said land bearing RDP -8, Sector 3, Charkop, admeasuring about 750 Sq Mtrs to Charkop Safalya Co-Operative Housing Society Limited registered under the registration No. BOM(W- R)/HSG(TC)/2436.86-87 dated 03.12.1986. The said document was exempted from payment of stamp duty. Pursuance to which the said Charkop Safalya Co-Operative Housing Society Limited has become the lease of the part of the aid land i.e. 750 Sq Mtrs.

**(4)**By an indenture of lease dated 19<sup>th</sup> October 1987 the MHADA Authority was pleased to grant a lease of 99 Years of land bearing Plot No.241 of said land bearing RDP -8, Sector 3, Charkop, admeasuring

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ADVOCATES & LEGAL CONSULTANTS

Office No.5, 1<sup>st</sup> Floor, Shree Mahavir Chambers, 1/5 Shree Banaji Street, Off Cawasji Patel Street, Mumbai 400001

about 750 Sq Mtrs to Four Flight Co-Operative Housing Society Limited registered under the registration No. BOM(W-R)/HSG(TC)/2436.86-87 dated 03.12.1986. The said document was exempted from payment of stamp duty. Pursuance to which the said Charkop Safalya Co-Operative Housing Society Limited has become the lease of the part of the aid land i.e. 750 Sq Mtrs

(5) By an indenture of lease dated 7<sup>th</sup> April 1988 the MHADA Authority was pleased to grant a lease of 99 Years of land bearing Plot No.243 of said land bearing RDP -8, Sector 3, Charkop, admeasuring about 750 Sq Mtrs to Charkop Safalya Co-Operative Housing Society Limited registered under the registration No. BOM(W- R)/HSG(TC)/2436.86-87 dated 03.12.1986. The said document was exempted from payment of stamp duty. Pursuance to which the said Charkop Safalya Co-Operative Housing Society Limited has become the lease of the part of the aid land i.e. 750 Sq Mtrs.

(6) That said society namely Charkop Four Flight and Charkop Safalya got merged into Charkop Mangal Murti CHS Ltd. pursuance to the order dated 02.02.2023 passed by the Executive Engineer MHADA said merger was allowed and land was allotted fresh CTS No. being CTS No. 1C-1/192,193,194, Sector-3, RDP-8, Charkop, Kandivali (W), Mumbai 400 067 in the name of Charkop MangalMurti CHS Ltd totally admeasuring about 2250 Square Meters on earlier terms and conditions of lease. The said scheme was finally sanctioned on 01.03.2023 by the Deputy Registrar of MHADA.

E-5, Nemikrishna CHS Ltd., V.L. Road, Near Platform No.1, Opp. Bajaj School, Kandivali (West) Mumbai-400 067

**Email : [ms.legalvision@gmail.com](mailto:ms.legalvision@gmail.com)**

Contact : + 91 9372272220,

(7) The society namely Charkop Mangal Murti CHS Ltd has called special general body meeting in presence of the authority U/s 79 of MCS Act 1960 and rules made therein for redevelopment of the society building in which has appointed the developer Vidisha Real Estate Developers Pvt Ltd as their developers.

(8) That by Re-Development Agreement dated 14/08/2023 which is duly stamp and registered with Sub Registrar of Assurance, Borivali Taluka, under Serial No.BRL-7/12259/2023 the said society and its member have granted redevelopment rights in relation to the said land and building to Vidisha Real Estate Developers Pvt Ltd.

(9) That few persons out of person who could not be signed the redevelopment agreement has signed the supplementary agreement to redevelopment agreement by which they have accepted and adopted the said original redevelopment agreement and clauses therein. The said supplementary development agreement is also signed stamp and registered under Serial no. BRL-7/13134/2023.

(10) That pursuance to the said re-development agreement the developer herein has applied for IOA from MHADA and the the MHADA was pleased to issue Intimation of Approval/IOA thereon bearing No. IOA/IOD dated 07.11.2023 bearing No. MH/EE/BP Cell/GM/MHADA-74/356/2023 to the Vidisha Real Estate Developers Pvt Ltd.

**(11) 7/12 EXTRACT OR PROPERTY REGISTRATION CARD ISSUED BY CITY SURVEY OFFICE:**

As per the property card the said property is bearing CTS No. being CTS No. 1C-1/192,193,194, Sector-3, RDP-8, Charkop, Kandivali (W), Mumbai 400 067 each admeasuring about 750 Sq Mtrs totaling

to 2250 Square meters of Village Kandivali, Taluka Borivali Charkop, Kandivali West Mumbai 400067.

**(12) SEARCH REPORT FOR 30 YEARS:**

The notes of search for the period of 30 years i.e. commencing from 1995 to 2024 issued by Shri kamlesh Satam dated 9th March 2024 in the entire Notes of Search there are No entries found affecting the title on other hand entries of redevelopment agreement are duly reflected.

2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property we are of the opinion that the title of M/s. Vidisha Real Estate Developers Pvt. Ltd., (Developer) is clear, marketable and without any encumbrances.

**OWNERS OF THE LAND :**

The Maharashtra Housing and Area Development Authority (“MHADA”) is the owner of all that piece and parcel of land bearing Plot No. RDP-8, which is divided in various plot of land beating Sector -3, in Part-II being part of the Survey No.39 (Pt) 40 (Pt) and of Village Kandivali, Taluka Borivali, Mumbai suburban District alongwith piece and parcel of land admeasuring about 2250 Square Meters, bearing RDP-8-243, 241 and 239, Sector -3, in Part-II being part of the Survey No.39 (Pt) 40 (Pt) and CTS No. 1C-1/192,193,194, Sector-3, RDP-8, Charkop, Kandivali (W), Mumbai 400 067 of Village

Kandivali, Taluka Borivali, Mumbai suburban District situate, of the said land ,

**LESSEES OF THE LAND**

M/s. Charkop Mangal Murti Cooperative Housing Society Ltd. is lessee of the land being piece and parcel of land admeasuring about 2250 Square Meters, bearing RDP-8-243, 241 and 239, Sector -3, in Part-II being part of the Survey No.39 (Pt) 40 (Pt) and CTS No. 1C-1/192,193,194, Sector-3, RDP-8, Charkop, Kandivali (W), Mumbai 400 067 of Village Kandivali, Taluka Borivali, Mumbai suburban District situate, of the said land and has been granted lease for the said land for 99 years.

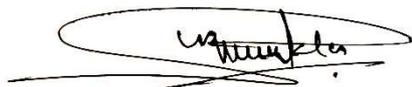
3. The Report reflecting the flow of the Title of M/s. Vidisha Real Estate Developers Pvt Ltd in respect of the said property is enclosed as Annexure

The report reflecting the flow of the title of the (developer) on the said land/property is enclosed herewith as annexure.

**Encl.:** Annexure A

Date: 14.03.2024

Yours Faithfully



**For, M/s. Legal Vision**  
Advocates and Legal Consultants

**FORMAT A**  
**CIRCULAR NO 28/2021**

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

1) The Maharashtra Housing and Area Development Authority (“MHADA”) is the owner of all that piece and parcel of land bearing Plot No. RDP-8, which is divided in various plot of land bearing Sector -3, in Part-II being part of the Survey No.39 (Pt) 40 (Pt) and of Village Kandivali, Taluka Borivali, Mumbai suburban District.

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registration No. BOM(W-R)/HSG(TC)/2436.86-87 dated 03.12.1986. The said document was exempted from payment of stamp duty. Pursuance to which the said Charkop Safalya Co-Operative Housing Society Limited has become the lease of the part of the aid land i.e. 750 Sq Mtrs

5) That said society namely Charkop Four Flight and Charkop Safalya got merged into Charkop Mangal Murti CHS Ltd. pursuance to the order dated 02.02.2023 passed by the Executive Engineer MHADA said merger was allowed and land was allotted fresh CTS No. being 1/C/1/192, 1/C/1/193 and 1/C/1/194 in the name of Charkop Mangal Murti CHS Ltd totally admeasuring about 2250 Square Meters on earlier terms and conditions of lease. The said scheme was finally sanctioned on 01.03.2023 by the Deputy Registrar of MHADA.

6) The society namely Charkop Mangal Murti CHS Ltd has called special general body meeting in presence of the authority U/s 79 of MCS Act 1960 and rules made therein for redevelopment of the society building in which has appointed the developer Vidisha Real Estate Developers Pvt Ltd as their developers.

7) That by Re-Development Agreement dated 14/08/2023 which is duly stamp and registered with Sub Registrar of Assurance, Borivali Taluka, under Serial No.BRL-7/12259/2023 the said society and its member have granted redevelopment rights in relation to the said land and building to Vidisha Real Estate Developers Pvt Ltd.

8) That few persons out of person who could not be signed the redevelopment agreement has signed the supplementary agreement to redevelopment agreement by which they have accepted and adopted the said original redevelopment agreement and clauses therein. The said supplementary development agreement is also signed stamp and registered under Serial no. BRL-7/13134/2023.

9) That pursuance to the said re-development agreement the developer herein has applied for IOA from MHADA and the the MHADA was pleased to issue Intimation of Approval/IOA thereon bearing No. IOA/IOD dated 07.11.2023 bearing No. MH/EE/BP Cell/GM/MHADA-74/356/2023 to the Vidisha Real Estate Developers Pvt Ltd.

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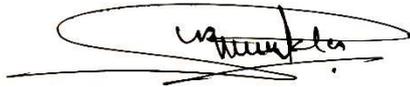
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10) In the premises aforesaid Our Client Vidisha Real Estate Developers Pvt Ltd is the absolute and unfitted rights and well and sufficiently entitled for the redevelopment of the said Property;

11) On the basis of the documents, representations enumerated hereinabove, Leasehold rights of Society of the said Property as more particularly described hereinabove and title and Ownership to the above-mentioned Property clear and marketable.

Date: 14.03.2024

Yours Truly,



For, M/s. Legal Vision  
Advocates and Legal Consultant