

SANDESH D. JADHAV, B.Com; LL.B
(Advocate High Court)

40 / 23, NAVJIVAN NAGAR
TAGORE NAGAR, GROUP NO. 3
VIKHROLI (E), MUMBAI – 400 083
Tel No. 9702539842, 9594791703
Email: advsandesh.jadhav@gmail.com

To,
Maha RERA, Mumbai,
Maharashtra.

FORMAT - A

(Circular No: - 28/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot of Land admeasuring about 1650.17 Sq. Mtrs. area bearing C.T.S. No. 824(Part)43 to 56, Survey No. 70, situated at Subhash Nagar Netravati C H S Ltd; Building No. – 06, Subhash Nagar, Chembur, Mumbai – 400071 of Village: Chembur, Taluka – Kurla hereinafter referred as “the Said Plot” along with the old demolished Building structure hereinafter referred to as “the Said old Building” and both, the said Plot and the said old Building together hereinafter referred to as “the Said Property”.

Ref: Search Report from 1995 to 2024 dated 12/10/2024 (30 years) by Search Clerk, Mr. Sagar More.

I have Investigated the title of the said property on the request of Developer, M/S. ADITYARAJ HOUSING COMPANY and also perused the documents provided to me, related to the said property and I hereby provide my report as under:-

1. The Owners of respective flats residing in the said Property have formed a society


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known as “SUBHASH NAGAR NETRAVATI C H S LTD;” under Registration No.
BOM/WM/OH/3269/87-88.

2. By the Deed of Sale executed between MHADA and SUBHASH NAGAR NETRAVATI C H S LTD; dated 14/08/1992 the Building was transferred, conveyed, sold and assigned unto the society consisting of 36 Tenements and Building Structure of Building No. 06, standing on the above Said Plot situated Subhash Nagar Netravati C H S Ltd; Building No. – 06, Subhash Nagar, Chembur, Mumbai – 400071 of Village – Chembur, Taluka – Kurla.
3. By an Indenture of Lease dated 14/08/1992 bearing No. – 702-703/1992 dated – 19/10/1992 at Bandra the Said Plot was leased by MHADA to SUBHASH NAGAR NETRAVATI C H S LTD;
4. By a Deed of Rectification dated - 03/04/1995 bearing Document Serial No. – BDR-3/819/1995, the error in the Indenture of Lease dated 14/08/1992 bearing Document Serial No. – 702-703/1992 dated – 19/10/1992 was rectified.
5. As the said Building was quite dilapidated and unfit for human habitation and also the society members were desirous of having additions to their existing tenements


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by using the benefits provided by the Competent Authority, the Society decided to undergo the Redevelopment of the Society's Building Property.

6. As per the details mentioned in the latest and prevailing Development Agreement dated – **13/02/2024** bearing Serial No. - **KRL-5/3839/2024**, there is an Old Development Agreement (DA) dated **31/12/2007** between [1] **SUBHASH NAGAR NETRAVATI C H S LTD**; and [2] **G. A. BUILDERS PVT. LTD**; hereinafter called as the **erstwhile Development Agreement** and the **G. A. BUILDERS PVT. LTD**; hereinafter called as the **erstwhile Developer**.
7. As per the current and existing Development Agreement, The erstwhile Developer could not fulfil their obligations and stopped the construction work somewhere in **2008** and subsequently the Society herein terminated the Developer, **G. A. Builders Pvt. Ltd**; after serving a **Termination Letter dated - 17/07/2020**.
8. The Society had filed an Arbitration Petition in the Hon'ble Court and the Court referred the Petition to the **Ld. Sole Arbitrator, Mr. Shanay Shah** who vide his **ORDER** dated – **08/05/2022** directed the Erstwhile Developer not to hinder or any obstruction and not to interfere with the redevelopment of the said Property,

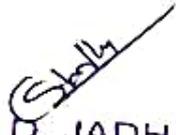

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which will be carried out by the Society or any person appointed by it in any manner whatsoever.

9. By the Resolution in Special General Body Meeting held on **25/10/2020** the “**SUBHASH NAGAR NETRAVATI C H S LTD;**” appointed **M/S. ADITYARAJ HOUSING COMPANY** having its Registered Office address at **Shop No. – 9, Building No. – 106, Kambodhi C H S Ltd; Road No. – 13, Tilak Nagar, Chembur – (West), Mumbai – 400089** as the Developer / Builder for reconstruction and redevelopment of the said Property through the Developers herein.
10. After following due procedure the said society granted unto the Developer, **M/S. ADITYARAJ HOUSING COMPANY** having its Registered Office address at **Shop No. – 9, Building No. – 106, Kambodhi C H S Ltd; Road No. – 13, Tilak Nagar, Chembur – (West), Mumbai – 400089** all the redevelopment and reconstruction rights of the said Property vide a Development Agreement (DA) dated **13/02/2024** bearing Document Registration Serial No. – **KRL-5/3839/2024** and also registered a **Power of Attorney (POA)** dated – **13/02/2024** bearing Document Registration Serial No. – **KRL-5/3842/2024** and thereby assigned all Development rights of the said Property to **M/S. ADITYARAJ HOUSING COMPANY.**


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11. Copy of minutes and resolution passed by “SUBHASH NAGAR NETRAVATI C H S LTD;” in favour of M/S. ADITYARAJ HOUSING COMPANY, for Development of Subhash Nagar Netravati C H S Ltd; Building No. – 06, Subhash Nagar, Chembur, Mumbai – 400071 of Village – Chembur, Taluka – Kurla.
12. In view of the above said records and searches, the title of “SUBHASH NAGAR NETRAVATI C H S LTD;” In respect of the above said Property is clear and marketable and is free from all encumbrance of whatsoever nature.
13. I have perused the relevant documents that have been provided to me along with the Search Report provided by Mr. Sagar More and I am of the opinion that the title is clear of “SUBHASH NAGAR NETRAVATI CO-OPERATIVE HOUSING SOCIETY LIMITED” in respect of the residential plot situated at Subhash Nagar Netravati C H S Ltd; Building No. – 06, Subhash Nagar, Chembur, Mumbai – 400071 of Village: Chembur, Taluka – Kurla admeasuring area about 1650.17 Sq. Mtrs.
14. Description of the Property: Plot bearing C.T.S. No. 824(Part) 43 to 56, Survey No. 70, admeasuring area about 1650.17 Sq. Mtrs. situate at Subhash Nagar Netravati C H S Ltd; Building No. – 06, Subhash Nagar, Chembur, Mumbai – 400071 of Village – Chembur, Taluka – Kurla along with the Building No. – 06 being “The Said Property” is clear and marketable and are free from all encumbrances of


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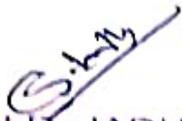
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whatsoever nature.

15. The list of documents inspected:

- a. Search Report from 1995 to 2024 dated 12/10/2024 (30 years) by Search Clerk, Mr. Sagar More.
- b. Society Registration Certificate bearing No. BOM/WM/OH/3269/87-88.
- c. Copy of Special General Body Meeting held on 25/10/2020 wherein SUBHASH NAGAR NETRAVATI CO-OPERATIVE HOUSING SOCIETY LIMITED appointed M/S. ADITYARAJ HOUSING COMPANY, for reconstruction and redevelopment of the said plot.
- d. 7/12 extract or P R Card bearing C T S No. - 824(Part) 43 to 56 Issued by City Survey officer reflects the name of Maharashtra Griha Nirman Board.
- e. Copy of Sale Deed dated 14/08/1992.
- f. Copy of Indenture of Lease dated 14/08/1992 bearing Document Serial No. -702-703/1992 19/10/1992.
- g. Copy of Deed of Rectification for the Lease dated 03/04/1995 bearing Document Serial No. - BDR-3/819/1995.
- h. Copy of AWARD by the Learned Sole Arbitrator, Mr. Shanay Shah in the matter of Arbitration between the erstwhile Developer and the Society.


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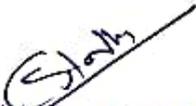
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In view of the above documents inspected and title search conducted, the title of **“SUBHASH NAGAR NETRAVATI CO-OPERATIVE HOUSING SOCIETY LIMITED”** in respect of the above said property is clear and marketable and is free from all encumbrances of whatsoever nature.

2/- On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title is clear of **“SUBHASH NAGAR NETRAVATI CO-OPERATIVE HOUSING SOCIETY LIMITED”** in respect of the residential plot situated at C.T.S. No. 824(Part) 43 to 56, Survey No. 70, admeasuring area about 1650.17 Sq. Mtrs situate at Subhash Nagar Netravati C H S Ltd; Building No. – 06, Subhash Nagar, Chembur, Mumbai – 400071 of Village: Chembur, Taluka – Kurla Registration District and Sub – District of Mumbai Suburban.

The title of the Developer, **M/S. ADITYARAJ HOUSING COMPANY**, is clear, marketable and without any encumbrances as per the **Development Agreement** between [1] **SUBHASH NAGAR NETRAVATI CO-OPERATIVE HOUSING SOCIETY LIMITED**, [2] **M/S. ADITYARAJ HOUSING COMPANY** and [3] **Members of the Society** on Terms and Conditions as therein contained.


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Owner of the land –

Maharashtra Griha Nirman Board (As per PR Card) and Indenture of Lease dated – 14/08/1992 bearing Registration Serial No. – 702-703/1992 19/10/1992 and the Deed of Rectification dated - 03/04/1995 bearing Registration Serial No. – BDR-3/819/1995 executed between the MHADA and SUBHASH NAGAR NETRAVATI CO-OPERATIVE HOUSING SOCIETY LIMITED.

Owner of the demolished Building structure –

SUBHASH NAGAR NETRAVATI CO-OPERATIVE HOUSING SOCIETY LIMITED vide Deed of Sale dated – 14/08/1992

(As per Search Report dated 12/10/2024 by Search Clerk Mr. Sagar More).

3/- The report reflecting the flow of the title of the Owner and Developer for the said Property is enclosed herewith as Annexure – “A”.

Encl: Annexure – “A”.

Date:- 08/11/2024



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