



# Prime Legem

## FORMAT-A

### (CIRCULAR NO. 28/2021)

To,  
Maha RERA,  
BKC, Housefin Bhavan, Near RBI,  
Plot no. C-21, E Block,  
Bandra Kurla Complex, Bandra East,  
Mumbai, Maharashtra 400 051.

### TITLE REPORT

Re: All that piece or parcel of leasehold Plot of land bearing No.212, on MHADA layout, bearing Survey No.149 (part),C.T.S No.1C/1/386 of village Kandivali admeasuring 900 sq.mtrs or thereabouts, Taluka Borivali in the Registration District of Mumbai City and Sub-District of Mumbai Suburban (*said Plot*) together with the standing thereon building known as "Charkop Shree Krishna" consisting of Part Ground plus Part Stilt plus 6 Upper Floors plus Part 7<sup>th</sup> Floor comprising of 20 flats and 4 shops (*said Building*) situate, lying and being at Plot No. RDP-6, CHR-212, Sector No. 3, Charkop, Kandivli (W), Mumbai – 400 067; (*Hereinafter referred to as "the said Property"*)

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We are being instructed by **MODIREALTY DEVELOPERS PRIVATE LIMITED**, (*hereinafter referred to as "Dvelopers"*) having registered office at 601, 6<sup>th</sup> floor, Prem Sagar, 57 Swastik CHSL., N.S. Road No.3, Juhu Scheme, Vile Parle (West), Mumbai-400056., to prepare Title Report in respect of the said Property. We have prepared this Brief Notes & Report on Title in respect of the said Property on the basis of documents scrutinized by us and on the information provided by Developers.

#### 1) DESCRIPTION OF THE SAID PROPERTY AS FOLLOWS:

All that piece or parcel of leasehold Plot of land bearing No.212, on MHADA layout, bearing Survey No.149 (part),C.T.S No.1C/1/386 of village Kandivali admeasuring 900

sq.mtrs or thereabouts, Taluka Borivali in the Registration District of Mumbai City and Sub-District of Mumbai Suburban (*said Plot*) together with the standing thereon building known as "Charkop Shree Krishna" consisting of Part Ground plus Part Stilt plus 6 Upper Floors plus Part 7<sup>th</sup> Floor comprising of 20 flats and 4 shops (*said Building*) situate, lying and being at Plot No. RDP-6, CHR-212, Sector No. 3, Charkop, Kandivli (W), Mumbai – 400 067; (*Hereinafter referred to as "the said Property"*)

**2) Documents of allotment/acquisition of Property:**

- i. By a Lease Deed dated 24th October, 1994 (*said Lease Deed*) duly registered with the Office of Sub-Registrar of Assurances at Borivali under Serial No.PBDR-2/1571 of 1994 and made and entered into between the MHADA (therein referred to as the Lessor/the Authority) of the one part and Charkop Shree Krishna Co-Operative Housing Society Limited (*hereinafter referred to as the said "Society"*) (therein also referred to as the Society) of the other part, the MHADA demised the said Plot unto and in favour of the said Society for a term of 90 years commencing from 24th October, 1994 and expiring on 23rd October, 2084 by efflux of time (both days inclusive) for the lease rent and on the terms, conditions and covenants as mentioned therein;
- ii. By and under the Development Agreement dated 30.11.2021 and registered with the office of Sub-Registrar of Assurances at Borivali -7 Mumbai, under Sr. No.BRL-7/9036/2021 ("*the Development Agreement*"), made and executed by and between the Charkop Shree Krishna Co-Operative Housing Society Limited (therein also referred to as the Society) of the First Part, the Members of the said Society (therein referred to as the Members) of the Second Part and the said Developers (therein also referred to as the Developer) of the Third Part. The Society has granted full and exclusive development rights with the consent and confirmation of the Members therein in respect of the said Property, unto and in favour of the Developers to redevelop the said Property by demolishing the said Building on the said Land and constructing the New Multistoried Building thereon at or for the price and consideration and upon the terms and conditions more particularly recorded therein;

**3) 7/12 extract or Property Registration Card issued by city survey office:**

As per Property Register Card the said Property is bearing Original Plot No.1/C/1/386, admeasuring 900 sq. mts. of village-Kandivali, Taluka-Borivli, in the Registration District of Mumbai suburban District.



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#### 4) Search report for 30 years:

- We have handed over with a notes of search dated 24.03.2022 for the period of 30 yrs from the year 1991-2021 and in the entire Notes of Search there are No entries found affecting the title. Relying upon the notes of search produce by you it is clear that there is no encumbrance or mortgage created in respect of the said property.

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 Modirealty Developers Private Limited in respect said Property, is clear, marketable and without any encumbrances.

#### Owner of the Land:

MHADA is the Owner and said Society i.e. Charkop Shree Krishna Co-Operative Housing Society Limited is having the leasehold title in respect of All that piece or parcel of Plot of land bearing No.212, on MHADA layout, bearing Survey No.149 (part), C.T.S No.1/C/1/386 of village Kandivali admeasuring 900 sq.mtrs or thereabouts, Taluka Borivali in the Registration District of Mumbai City and Sub-District of Mumbai Suburban.

3/- The Report reflecting the flow of the Title of Modirealty Developers Private Limited in respect of the said property is enclosed as Annexure.

Encl : Annexure

Dated this 16<sup>th</sup> Day of April, 2022.

Place: Mumbai

Yours Faithfully,  
For Prime Legem

PRATIK  
MADHUKANT  
JANI

Digitally signed by  
PRATIK MADHUKANT  
JANI  
Date: 2022.04.16  
15:08:38 +05'30'

Advocate High Court

**ANNEXURE**  
**FORMAT-A**  
**(Circular No. 28/2021)**  
**FLOW OF THE TITLE OF THE SAID PROPERTY**

**Sr. No.**

- i. 7/12 extract/Property Register Card with respect to the property mentioned hereinabove
- ii. Mutation Entries with respect to the said property: NA
- iii. Search Report for 30 years from 1991 to 2021 taken from Sub registrar's office.
- iv. Charkop Shree Krishna Co-Operative Housing Society Limited have investigated the title and in order to issue the said title report have published Notices in Newspapers i.e., Nav Shakti in Marathi language and, (2) Business Standard in English language dated 03.02.2022.
- v. Any other relevant title : not applicable
- vi. Litigations if any: not applicable.

Dated this 16<sup>th</sup> Day of April, 2022.

Place: Mumbai

Yours Faithfully,  
For Prime Legem

  
PRATIK  
MADHU  
KANT  
JANI  
Digitally signed  
by PRATIK  
MADHUKANT  
JANI  
Date: 2022.04.16  
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Advocate High Court