

JAY K. VAKIL, LLM
ADVOCATE HIGH COURT, MUMBAI
903, 9th Floor, Rasik C.H.S.L, Plot No. 114, Tilak Road No. 6
Goregaon (West), Mumbai- 400104.
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10th APRIL 2024

To,
Maharera Authority,
6th Floor, Housefin Bhavan,
Plot No C-21, E Block, BKC,
Bandra East, Mumbai-400051.

TITLE REPORT

Sub: Title Clearance Certificate with respect to plot admeasuring 844.3 Sq. Meters situated on property bearing CTS No 1151, Ramkuwar Thakur Road, Dahisar (East), Mumbai - 400 068 within the Registration District of Mumbai and Mumbai Suburban District Mumbai belonging to Dahisar Durga Co- operative Housing Society Limited (hereinafter referred as "the said Property")

I, at the instance of my Client M/s. Hum Developers Pvt. Ltd. (the said Promoter/Developer) who they have entered into Re- Development Agreement dated 05/12/2023 vide registration no. BDR-7-18811-2023 and General Power of Attorney dated 08/12/2023 vide registration no. BRL-7-18979-2023 and I have investigated the title of the captioned Property based on the following documents:

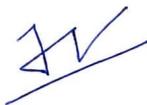
1. Description of Property:

All that piece and parcel of land with Building standing thereon admeasuring 844.3 Sq. Meters situate on property bearing CTS No 1151, Ramkuwar Thakur Road, Dahisar (East), Mumbai - 400 068 within the Registration District of Mumbai and Mumbai Suburban District Mumbai belonging to Dahisar Durga Co-operative Housing Society Limited (hereinafter referred as the said Society).



2. Documents of Allotment of Plot:

- a. By and under an Agreement for Development dated 11.01.1980 between Late Shri. Wamanrao Laxman Sawant and Shri. Deepak Sawant, the owners therein and *Mis. M. K. Builders*, by one Nitu Ashok Mariwala, the Builders/Developers therein, the Owners granted the Development rights to the Developers, of all that piece or parcel of land or ground admeasuring 844.3 Sq. Mtrs. situated in Village Dahisar East, Taluka Borivali, M.S.D bearing all that piece and parcel of plot bearing CTS No. 1151.
- b. In the year 1980, *Mis. M.K. builders* constructed one residential cum commercial building, named 'Dahisar Durga', comprising ground floor plus 3 (three) upper floors with (i) 22 (twenty-two) residential premises/ flats (the "Residential Flats") and (ii) 10 (ten) commercial premises/ units (the "Commercial Units"), admeasuring in the aggregate 9008 square feet of built up area, in pursuance of the plans sanctioned by the Municipal Corporation of Greater Mumbai and the Occupation Certificate bearing reference no. CHE/4039/BP/(WS)/AP dated 29.04.1981 for residential units and dated 18.06.1981 for commercial units.
- c. Various flat purchasers of the building formed a Society known as Dahisar Durga Co-operative Housing Society bearing its registration No BOM/HSG/R/9628-1983 and having its registered office at CTS No. 1151, Dahisar Durga CHSL, Ramkuwar Thakur Road, Dahisar (East), Mumbai- 400 068.
- d. Thereafter, vide Conveyance Deed dated 10.10.2023 was executed between Shri Deepak Mohansingh Sawant and the Society and Smt. Latika D. Yamgami & Ors., whereby the owners of the lands conveyed, released and discharged the Property forever in favor of the Society, as specified therein.



e. By Re-Development Agreement dated 05/12/2023 executed by and between Dahisar Durga Co-operative Housing Society Limited through Chairman- Mr. Jay Raja, Secretary - Miss. Jayshri Ganatra and Treasurer - Mr. Prabhakar Salekar as the Society of the First Part, Mis. Hum Developers Pvt. Ltd. through Director Mr. Chintan Maniar and Mr. Dinesh Patil as the Developers of the Second Part and the members of the Society as the Third Part. The said document was duly registered vide serial no. BDR 7-18811- 2023.

Hence, in view of the aforesaid facts, the Society became well and sufficiently seized and possessed of the Land and thereby of the Old Building, which is standing on the said Land.

3.7/12 EXTRACTS AND INDEX II

The extract of the Property Register Card extracted on 24/01/2024 in respect of the aforementioned land reflects the name of the society i.e. Dahisar Durga C.H.S.L.

4. SEARCH REPORT FOR 30 YEARS

Search Report dated 17/05/2023 issued by Mr. Sunil Nate, Title Investigator, in respect of the said Land for search taken in the offices of Sub-Registrar at Mumbai & Bandra from the year 1964 to 2023 (60 years), Goregaon from the year 1995 to 2023 (29 years) and Borivali & Goregaon (BRL 1 to BRL 9) Computer Record from the year 2002 to 2023 (22 years).

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the society i.e. Dahisar Durga Co-operative Housing Society Limited is free from all encumbrances and the said property is clear and marketable.



OWNER OF THE SAID PROPERTY-

Dahisar Durga Co-operative Housing Society Limited is the owner of the Plot by Vide Conveyance Deed dated 10/ 1 0/2023 was executed between Shri Deepak Mohansingh Sawant and the Society and Smt. Latika D. Yamgami & Ors., whereby the owners of the land conveyed, released and discharged the Property forever in favor of the Society, as specified therein.

There are no pending litigations/ orders affecting the said Property in any Court of Law, revenue courts/ tribunals/ authorities, judicial or quasi- judicial or Arbitral Tribunal.

There are no charges/mortgages on the said Property. Further, the said Property is free from all encumbrances.

The report reflecting the flow of the title of the Society i.e. Dahisar Durga Co- operative Housing Society Limited on the said Property is enclosed herewith as annexure.


Adv. Jay vakil
Code- MAH/3618/2012

FLOW OF THE TITLE OF THE SAID PROPERTY

- i. Copy of Registered Conveyance Deed dated 10/10/2023
- ii. A copy of the registration certificate of the Society;
- iii. Property Card of the said Property dated 24/01/2024;
- iv. Occupation Certificate CHE/4039/BP/(WS)/AP dated 29.04.1981 for residential units and dated 18.06.1981 for commercial units issued by the MCGM.
- v. Public Notice dated 08/05/2023
- vi. Copy of Re-Development Agreement dated 05/12/2023 vide registration no. BDR 7-18811-2023 and Special power of Attorney dated 08/12/2023 vide registration no. BDR 7-18979-2023;
- vii. Search Report dated 17/05/2023 issued by Mr. Sunil Nate;
- viii. Mutation Entry No.- Not Applicable
- ix. Any Other Relevant Title- NA;
- x. Litigation on Plot- NA.



Adv. Jay Vakil