

ALOK KUMAR I. SINGH

(B.A, D.C.J, LL.M.)

ADVOCATE, HIGH COURT

Building No.18, Room No.2, Ground Floor, Shastri Nagar, Linking Road Extension, Santacruz (West), Mumbai-400054
(M): 9819288140 Email: - singh.alokkumar04@gmail.com

FORMAT - A

(Circular No: - 28 /2021)

To,
Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, House fin Bhawan,
Plot No.C-21, E-Block, Bandra-Kurla Complex,
Bandra (East), Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All that piece and parcel of land bearing Survey No. 282 Hissa No. 1/21 and C.T. S. No. 727 of Village Dahisar admeasuring 1198.10 sq. mtrs.(as per PRC) and 1228.21 square meter as per 7/12 extract or thereabout, formerly in Taluka Borivali in District Thane but now in Taluka Borivali in the Registration District and Sub - District of Mumbai and Mumbai Suburban together with the building standing thereon known as "Laxminarayan Co-operative Housing Society Ltd." comprising of Ground plus four upper floors and having 2 wings comprising of 30 flats lying being and situated at Narayan Mhatre Road, Mhatre Wadi, Dahisar (West), Mumbai - 400 068 in the Registration Sub-district of Borivali, District Bombay Suburban. (Hereinafter referred as the "said property").

I have investigated the title of the said property on the request of Sanctum Infratech Pvt Ltd, having Office at 309,Highway Commercial Centre, Patel Road, Goregaon (East), Mumbai-400063 and following documents: -

1. Description of the property:

All that piece and parcel of land bearing Survey No. 282 Hissa No. 1/21 and C.T. S. No. 727 of Village Dahisar admeasuring 1198.10 sq. mtrs.(as per PRC) and 1228.21 square meter as per 7/12 extract or thereabout, formerly in Taluka Borivali in District Thane but now in Taluka Borivali in the Registration District and Sub - District of Mumbai and Mumbai Suburban together with the building standing thereon known as "Laxminarayan Co-operative Housing Society Ltd." comprising of Ground plus four upper floors and having 2 wings comprising of 30 flats lying being and situated at Narayan Mhatre Road, Mhatre Wadi, Dahisar (West), Mumbai - 400 068 in the Registration Sub-district of Borivali, District Bombay Suburban.

2. The documents related to said property:

- a. Registered Deed of Conveyance dated 25th December 2013 and
- b. Registered Supplementary Conveyance Deed dated 12th January 2018



Pursuant to Conveyance dated 25th December 2013 which has been adjudicated before the Collector of Stamps Borivali Taluka under case no.ADJ/1100902/122/14 read with Supplementary Conveyance Deed dated 12th January 2018 duly registered with the Sub-Registrar of Assurances at Borivali under serial no. BRL-3-2206 of 2018 on 5th March 2018, executed between M/s. Bhavana Construction Company, therein referred to as the Promoters and Laxminarayan Co-operative Housing Society Limited., therein referred to as the Society, the said M/s. Bhavana Construction Company has sold, assigned, conveyed and transferred all that piece and parcel of land bearing Survey No. 282 Hissa No. 1/21 and C.T. S. No. 727 of Village Dahisar admeasuring 1198.10 sq. mtrs. Or thereabout (as per PRC) formerly in Taluka Borivali in District Thane but now in Taluka Borivali in the Registration District and Sub - District of Mumbai and Mumbai Suburban together with the building standing thereon known as "Laxminarayan" comprising of Ground plus four upper floors and having 2 wings comprising of 30 flats occupied by 30 Members of the Society situated at Narayan Mhatre Road, Mhatre Wadi, Dahisar (West), Mumbai - 400 068 (hereinafter referred to as "THE SAID PROPERTY") to the said Laxminarayan Co-operative Housing Society Limited for consideration and on the terms and conditions more particularly set out in the said Conveyance dated 25th December 2013 read with said Supplementary Conveyance Deed dated 12th January 2018. The area of the said land is 1228.1 square meters as per 7/12 extract.

c. Registered Development Agreement dated 1st December 2023

Development Agreement dated 1st December 2023, duly registered in the office of the Sub - Registrar of Assurance at Mumbai bearing no BRL-7-18613-2023 made between Sanctum Infratech Private Limited, a Company registered under the provisions of Indian Companies Act, 1956 through its Director, Ravi Kant Singh, the Developer therein, and the Laxminarayan Co-Operative Housing Society Limited, the Society therein, has granted development rights in respect of the said property on consideration and on the terms, conditions and more particularly set out therein to the Developer therein.

d. Registered Power of Attorney dated 1st December 2023.

Power of Attorney dated 1st December 2023, duly registered in the office of the Sub - Registrar of Assurance at Mumbai bearing no BRL-7-18616-2023 made between Laxminarayan Co-Operative Housing Society Limited, the Society therein, and Sanctum Infratech Private Limited, a Company registered under the provisions of Indian Companies Act, 1956 through its Director, Ravi Kant Singh, the Developer therein, said Society has granted power to said Sanctum Infratech Private Limited, a Company registered under the provisions of Indian Companies Act, 1956 through its Director, Ravi Kant Singh, to do various acts, deed and things on behalf of Society for the purpose of and in furtherance of redevelopment of the Society.

3. Property card issued by city survey office:

On the basis of the Deed of Conveyance dated 25th December 2013 and Supplementary Conveyance Deed dated 12th January 2018, the name of Laxminarayan Co-Operative Housing Society Limited, is recorded in the property registered card of the said property as an absolute owner.

4. Search report for 30 years:

I have perused the registers of Index II search report taken(physical as well as online) in the officers of Sub-Registrar of Assurances at Bandra Bombay and Bombay Sub-registrar Office for a period from 1994 to 2024 (30 years) in respect of the Scheduled Property. I have not found any adverse entry in respect of the said property.

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 said Laxminarayan Co-Operative Housing Society Limited ("Owner") to the said property, more particularly described in schedule hereunder written, is clear, marketable and free from reasonable doubts subject to whatsoever stated hereinabove and said Sanctum Infratech Private Limited ("Developer"), is well sufficiently entitled to redevelop said property and are also entitled to sale/dispose of the various flats/premises etc. in the proposed building on ownership basis.

Owner of the land:

1. Laxminarayan Co-Operative Housing Society Limited, is the owner of the land along with building occupied by the members of Laxminarayan Co-Operative Housing Society Limited on land bearing Survey No. 282 Hissa No. 1/21 and C.T. S. No. 727 of Village Dahisar admeasuring 1198.10 sq. mtrs.(as per PRC) and 1228.21 square meter as per 7/12 extract or thereabout, formerly in Taluka Borivali in District Thane but now in Taluka Borivali in the Registration District and Sub - District of Mumbai and Mumbai Suburban together with the building standing thereon known as "Laxminarayan Co-operative Housing Society Ltd." comprising of Ground plus four upper floors and having 2 wings comprising of 30 flats lying being and situated at Narayan Mhatre Road, Mhatre Wadi, Dahisar (West), Mumbai - 400 068 in the Registration Sub-district of Borivali, District Bombay Suburban. As per registered Development Agreement dated 1st December 2023 and registered Power of Attorney dated 1st December 2023, Sanctum Infratech Private Limited, is well sufficiently entitled to redevelop said property.

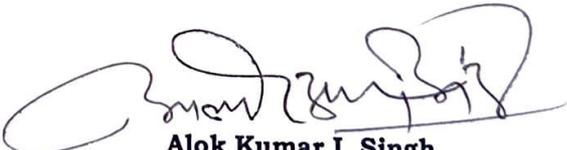
The report reflecting the flow of the title of the "Sanctum Infratech Private Limited" on the said land is enclosed herewith as an annexure.

Enclosed: -

1. Annexure

Date: 21-09-2024

Place: Mumbai



Alok Kumar I. Singh
Advocate

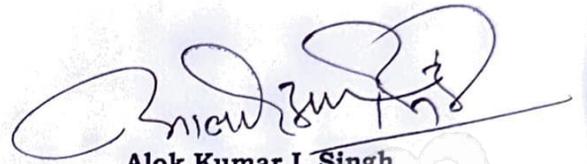
FORMAT - A
(Circular No.: -28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. Property Registry Card with respect to the property
2. Search Report for 30 years from 1994 to 2024 taken from Sub registrar's office.
3. Registered Deed of Conveyance dated 25th December 2013
4. Registered Supplementary Conveyance Deed dated 12th January 2018
5. Registered Development Agreement dated 1st December 2023
6. Registered Power of Attorney dated 1st December 2023
7. Any other relevant title: not applicable
8. Litigations if any: not applicable

Place : Mumbai

Date : 21-09-2024



Alok Kumar I. Singh
Advocate

Housiey.com