

Pillai And Co.

Anila Pillai
Advocate, High Court

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FORMAT – A
(Circular No. 28/2021)

25th October, 2024

To,
Maharashtra Real Estate Regulatory Authority
6th & 7th Flr, House fin Bhavan,
Plot No. C-21, E Block,
BKC, Bandra East,
Mumbai – 400051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Arunkamal Co-operative Housing Ltd on bearing Plot CTS/C.S. No.529(pt.) situated at Village Vile Parle (East), Taluka Vile Parle/ District M.S.D (hereinafter referred as the said Plot).

We have investigated the title of the said plot on the request of M/s. Kamla Homes & Lifestyles Pvt. Ltd. (the promoter/developer/company) and following documents i.e:

1. Description of the Property – Plot No./C.T.S. No.529(pt.) of Village Vile Parle (East) in Taluka Vile Parle/District M.S.D (hereinafter referred as the said Plot)

SCHEDULE OF THE PROPERTY

(LAYOUT PROPERTY)

ALL THAT piece or parcel of Investigation of property being land bearing land on Plot bearing C.T.S. no.529(pt.) of area admeasuring 1672 sq.mtrs. or thereabouts net plot and area admeasuring 476.5 sq mtrs. towards Road Setback of Village Vile Parle (East), Taluka Vile Parle in the Registration Sub District of Bombay Suburban & now in Greater Bombay forming part of the land or ground and registered in books of Collector of Land Revenue under non-agricultural, and by former notified area committee of Village Vile Parle (East), Taluka Vile Parle & Within the Registration District & Sub District of Mumbai Suburban as follows:

Pillai

C.T.S. No. 529A

On or towards the North: C.T.S. No.529C
On or towards the South: 9.15 mtr. Wide Indulkar Road
On or towards the East: C.T.S.No.528
On or towards the West: 18.30 Mtr. Wide Sahaji Raje Road

2. The documents of allotment of plot.
 - a) Deed of Conveyance dated 13/06/1969
 - b) Development Agreement dated 28/08/2013 of Arunkamal CHS Ltd.
 - c) Supplementary Agreement for Development dated 30/08/2023 of Arunkamal CHS Ltd.
3. Property card issued by city survey office Vile Parle dated 04/08/2023 (Available)
4. Search Report for 30 years from 1994 to till 2023.
5. 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 M/s. Kamla Homes & Lifestyles Pvt. Ltd. (owner/the promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

Owners of the land

1. Arunkamal Co-operative Housing Ltd - C.T.S No.529(pt.) of Village Vile Parle (East)
 2. Qualifying comments/remarks if any (Not required)
6. The report reflecting the flow of title of M/s. Kamla Homes & Lifestyles Pvt. Ltd. (owner/the promoter/developer/company) on the said land is enclosed herewith as annexure:

Encl: Annexure

- A. Title Certificate dated: 24th August, 2024
- B. Legal Title Report dated: 25th October, 2024

Dated : 25th October, 2024
Place : Mumbai

FOR PILLAI AND CO.

Anila Pillai

SOLE PROPRIETOR

(ANILA PILLAI)

ADVOCATE

Advocate Code: High Court (OS) – I23745

From April - 1988

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FLOW OF THE TITLE OF THE SAID LAND

1. Property Card as on date of application for registration/available
2. Mutation Entry No. _____(Not applicable)
3. Search report for 30 years from 1994 to 2023 taken from Sub- Registrar' Office at
Mumbai, Bandra and Andheri
4. Any other relevant title (Not applicable)
5. Litigations if any. (Not applicable)

Dated : 25th October, 2024
Place : Mumbai

For PILLAI AND CO.

Anila Pillai
SOLE PROPRIETOR

(ANILA PILLAI)
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ANNEXURE

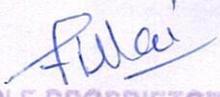
FLOW OF TITLE OF THE SAID PROPERTY

1. The said Arunkamal Co-op. Housing Society Ltd. has been in possession and occupation of all that piece and parcel of land or ground lying and bearing C.T.S. no.529(pt.) of area admeasuring 1672 sq.mtrs. or thereabouts net plot and area admeasuring 476.5 sq mtrs. towards Road Setback, as per property card of Village Vile Parle (East), Taluka – Vile Parle lying and situate along with the building standing thereon and known as 'Arunkamal Co-op. Housing Society Ltd.' consists of 44 residential flats consisting of ground plus four upper floors on the said property constructed in the year 1969 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The said land and the said buildings shall hereinafter collectively be called "the said Property" and which is more particularly described in the Schedule herein;
2. That Arunkamal Co-op. Housing Society Ltd. is the absolute Owner of the Property under Deed of Conveyance dated 13/06/1969 which was registered with Office Sub Registrar of Assurances, Mumbai under Sr. No.2342.
3. By and under Re-Development Agreement dated 28/08/2013 made between the said Arunkamal Co-op. Housing Society Ltd. of the one part and M/s. Kamla Homes & Lifestyles Pvt. Ltd. therein called the Developer of the Second part, the said Arunkamal Society has appointed M/s. Kamla Homes & Lifestyles Pvt. Ltd. as the Developer of the said property and granted the rights of the developments and other rights in respect of the said Property in favour of M/s.Kamla Homes & Lifestyles Pvt. Ltd. interalia by demolishing the existing building known as "Arunkamal Co-op. Housing Society Ltd., and to construct a new building on the said Plot of Land for the consideration and upon the terms and conditions mentioned therein. Under the said Agreement dated 28/08/2013 M/s. Kamla Homes & Lifestyles Pvt. Ltd. are entitled to sell the flats/ premises (except flats/ Premises to be provided to the existing members of the said Society as and in the manner mentioned in detail therein) to the prospective purchasers thereof.

4. The said Re-Development Agreement is registered with the office of the Sub-registrar of Andheri-3 under Serial No. BDR-9/6776/2013 on 28/08/2013. In pursuance of the said Agreement, the said Society has also executed Power of Attorney dated 28/08/2013 for the Redevelopment of the said property in favor of Directors of M/s. Kamla Homes & Lifestyles Pvt. Ltd. as mentioned therein. The said Power of Attorney is also registered with the Sub-Registrar of Assurances at Andheri-3 under Serial No. BDR-9/6777/2013 on 28/08/2013.

5. By and under Supplementary Agreement for Redevelopment dated 30th August, 2023 entered into between the said society, Arunkamal CHS Ltd. of the one part, and my Client M/s. Kamla Homes & Lifestyles Pvt. Ltd. therein called the Developer of the other part, the said Arunkamal Society has granted the rights of the developments and other rights in respect of the said Property in favour of my Client inter alia by demolishing the existing building known as "Arunkamal Apartment", and to construct a new building on the said Plot of Land for the consideration and upon the terms and conditions mentioned therein. Under the said Agreement dated 30th August, 2023, my Clients are entitled to sell the flats/commercial premises (except flats/ Premises to be provided to the existing members of the said Society as and in the manner mentioned in detail therein) to the prospective purchasers thereof. The said Supplementary Agreement for Redevelopment dated 30th August, 2023 is registered with the office of the Sub-registrar of Andheri-6 under Serial No. BDR-17/12635/2023 on 28th September, 2023.

For PILLAI AND CO.


SOLE PROPRIETOR
(ANILA PILLAI)
ADVOCATE

Advocate Code: High Court (OS) – 123745
From April – 1988