

Bhavin R. Bhatia

B.Com., LL.B.

ADVOCATE, HIGH COURT

(BRB Legal)

Chamber at :

Room No. 58-D, 5th Floor, Alii Chambers, Tamrind Street, Off. N. M. Road, Fort, Mumbai - 400 023.

Mailing Address for Correspondence :

101/102/103, Samosaran, Plot No. 103, 5th Road, Jawahar Nagar, Goregaon (West), Mumbai - 400 104.
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FORMAT – A

(Circular No: - 28/ 2021)

To
MahaRERA
6th & 7th Floor,
Housefin Bhavan,
Plot No: C - 21, E - Block,
Bandra Kurla Complex,
Bandra (E), Mumbai -400051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to All that piece or parcel of leasehold land or ground, being Plot No. RDP-8/213, Sector – 4, MHADA, Kandivali (West), Mumbai – 400 067, bearing CTS No. 1C/1/182, Survey No.149 of area admeasuring 800 sq. mtrs. or thereabouts of Village Kandivali, Taluka Borivali within the registration district & sub-district of Mumbai Suburban together with building and structure then standing thereon known as Charkop Sagar- Manthan CHS Limited consisting of various members. (For brevity's sake hereinafter to as the said "Property/Plot/land").

I have investigated the title of the said plot on the request of My Client "**BHOOMI ASSOCIATES**" a Partnership Firm, duly Registered under the Provisions of Indian Partnership Act, 1932 (Partnership Registration No.BA107069, having its Registered office Address at Bhoomi Shivam, Plot No.7/168, Sector 3, Opp. Dominos Pizza, Charkop, Kandivali (West), Mumbai - 400067. (said Developer) and following documents i.e.: -

- i. Description of the property.
- ii. Agreement to Lease dated 03/07/1987
- iii. Copy of Indenture of Lease dated 20/04/1997
- iv. Development Agreement dated 18/12/2023 duly registered with the office of Sub-Registrar of Assurance bearing no. BRL-2-19192-2023.
- v. Power of Attorney duly registered with the office of Sub-Registrar of Assurance bearing no. BRL-1-19198-2023 dated 18/12/2023.
- vi. Property card issued by Revenue Authority dated NA Mutation entry no. NA

vii. Search report for 30 years from 1995 till 2024.

2/- 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 society viz. **CHARKOP SAGAR-MANTHAN CO-OPERATIVE HOUSING SOCIETY LIMITED** (said Society) is clear and marketable and without any encumbrance and my clients **BHOOMI ASSOCIATES** said Developers are holding development rights of the said property and subject to whatever is stated in the Title Report same are clear, marketable and free from reasonable doubts.

OWNERS OF THE LAND

(1) MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (MHADA)

CTS No. 1C/1/182 of Village Kandivali,

LESSEE OF THE LAND

(2) CHARKOP SAGAR-MANTHAN CO-OPERATIVE HOUSING SOCIETY LIMITED is the Lessee of the said Land and Owner of the then Existing Structure.

3/- The report reflecting the flow of the title of the Owner/Developer on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 25/11/2024



FORMAT – A

(Circular No: - 28/ 2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry No. NA
- 3) Search report for 30 years from 1995 till 2024 taken from Mumbai, Bandra, Goregaon, Kandivali & Borivali Sub-Registrar Office No.1 to 9.
- 4) Any other relevant title.
- 5) Litigations if any - NA

Date: 25/11/2024

