

Ref No.: 2/KT/LL/24 HAND DELIVERY Date: 13/03/2024

To

MahaRERA,
Mumbai, Maharashtra.

LEGAL TITLE REPORT

SUB: TITLE CLEARANCE CERTIFICATE WITH RESPECT TO ALL THAT piece or parcel of land bearing Plot No. 222, Survey No. 149, CTS no. 1C/1/579, RDP - 5, Sector No. V, Part-III, admeasuring 912.70 sq. mts. (as per Lease Agreement of MHADA), of Village Kandivali, Taluka Borivali, Opp. Charkop Bus Depot, Charkop, Kandivali (West), Mumbai - 400 067 in the Registration District and Sub District of Mumbai City and Suburban ("**Said Property/Plot**").

We have investigated the title of the said Plot on the request of **M/s. SAHAKAR BUILDERS & DEVELOPERS** (hereinafter referred to as "**said Developer**") as mentioned in the Schedule and on scrutinizing the documents furnished we have to state as under:-

1. **DESCRIPTION OF THE PROPERTY:**

ALL THAT piece or parcel of land bearing Plot No. 222, Survey No. 149, CTS no. 1C/1/579, RDP - 5, Sector No. V, Part-III, admeasuring 912.70 sq. mts. (as per Lease Agreement of MHADA), of Village Kandivali, Taluka Borivali lying being and

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situated Plot No. 222, Opp. Charkop Bus Depot, Charkop, Kandivali (West), Mumbai – 400 067 in the Registration District and Sub District of Mumbai City and Suburban.

2. **THE DOCUMENTS OF ALLOTMENT OF THE PLOT:**

- i. Indenture of Lease dated 10th January, 1991.
- ii. Search report by Search Clerk, Mr. Vikas Yadav dated 24th February, 2024.
- iii. Public Notice in Free Press Journal and Tarun Bharat dated 22nd August, 2023
- iv. Development Agreement dated 25th January, 2024
- v. Power of Attorney dated 25th January, 2024

3. **REVENUE RECORD:**

Property Card stands in the name of **WORLD BANK SCHEME MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (MHADA) MUMBAI.**

4. **SEARCH REPORT OF THE LAST 30 YEARS**

Search Report dated 24th February, 2024 for the last 30 years from 1991 till 2024 taken from sub-registrar's office at Mumbai/Mumbai Suburban by Search Clerk, Mr. Vikas Yadav. No entries found affecting the title of **M/s. SAHAKAR BUILDERS & DEVELOPERS;**

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5. OWNER OF THE LAND

- World Bank Scheme - Maharashtra Housing and Area Development Authority (MHADA) Mumbai;
6. MHADA has leased out the said Plot in favour of Charkop Megha Co-operative Housing Society Limited under lease Agreement dated 10th January, 1991.
7. Charkop Megha Co-operative Housing Society Limited have executed Development Agreement in favour of the said Developer i.e. M/s. Sahakar Builders & Developers.
8. I have caused the public notices on behalf of the Developer published on 22nd August, 2023 in (i) Free Press Journal (English), and (ii) Tarun Bharat (Marathi) inviting claims and/or objections from any person/s with respect to the title of "CHARKOP MEGHA CO-OPERATIVE HOUSING SOCIETY LIMITED" qua to the society, and I have not received any claims till date pursuant to the said public notices.
9. M/s. Sahakar Builders & Developers is authorized to carryout construction. The report reflecting the flow of the title of the Developer on the said property is enclosed herewith as Annexure.
10. On perusal of the mentioned document and all other relevant documents relating to title of the said property perused by us, we are of the opinion that the title of the said

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property/promoter is clear, marketable and free from all encumbrances.

11. The report reflecting the flow of the title of the **M/s. SAHAKAR BUILDERS & DEVELOPERS** on the said plot is enclosed herewith as Annexure.

Encl: Annexure

Date: 13/03/2024



KARTIK TIWARI
LAKSHYAVEDHI LEGAL

ANNEXURE-A

FLOW OF THE TITLE OF THE SAID PLOT

TITLE CLEARANCE CERTIFICATE with respect to ALL THAT piece or parcel of land bearing Plot No. 222, Survey No. 149, CTS no. 1C/1/579, RDP - 5, Sector No. V, Part-III, admeasuring 912.70 sq. mts. (as per Lease Agreement of MHADA), of Village Kandivali, Taluka Borivali lying being and situated Opp. Charkop Bus Depot, Charkop, Kandivali (West), Mumbai – 400 067 in the Registration District and Sub District of Mumbai City and Suburban **(Hereinafter referred as the “said Property/Plot”)**

1. Pursuant to the Indenture of Lease dated 10th January 1991 duly registered (bearing Serial No P-224-1991) and executed by and between MHADA (therein referred to as “the Lessor”) of the first part and Charkop Megha Co-operative Housing Society Limited (herein referred to as “the Lessee”) of the Second part, for the period of 90 years with effect from 10th January, 1991, the Lessee herein are in the absolute possession of ALL THAT piece or parcel of land bearing Plot No. 222, Survey No. 149, CTS no. 1C/1/579, RDP - 5, Sector No. V, Part-III, admeasuring 912.70 sq. mts. (as per Lease Agreement of MHADA), of Village Kandivali, Taluka Borivali lying being and situated Plot No. 222, Opp. Charkop Bus Depot, Charkop, Kandivali (West), Mumbai – 400 067 in the

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Registration District and Sub District of Mumbai City and Suburban as per the property register card/Lease Deed together with the building standing thereon;

2. Charkop Megha Co-operative Housing Society Limited entered into a Development Agreement dated 25th January, 2024 with respect to the said plot with M/s. SAHAKAR BUILDERS & DEVELOPERS which is duly registered bearing serial no. BRL7-1566-2024.
3. M/s. SAHAKAR BUILDERS & DEVELOPERS submitted the scheme for Development of the said property i.e. ALL THAT piece or parcel of land bearing Plot No. 222, Survey No. 149, CTS no. 1C/1/579, RDP - 5, Sector No. V, Part-III, admeasuring 912.70 sq. mts. (as per Lease Agreement of MHADA), of Village Kandivali, Taluka Borivali lying being and situated Opp. Charkop Bus Depot, Charkop, Kandivali (West), Mumbai – 400 067 in the Registration District and Sub District of Mumbai City and Suburban.
4. In these circumstances, we are of the opinion title of the M/s. SAHAKAR BUILDERS & DEVELOPERS is clear, marketable and free from all encumbrances and beyond reasonable doubt by virtue of Development Agreement dated 25th January, 2024, bearing registration no. BRL7-1566-2024 and M/s. SAHAKAR BUILDERS & DEVELOPERS, are authorised to develop the said property.



5. **Sr. No.:**

- a. Property Card stands in the name of WORLD BANK SCHEME MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (MHADA) MUMBAI;
- b. Search Report dated 24th February, 2024 for the last 30 years from 1991 till 2024 taken from sub-registrar's office at Mumbai/Mumbai Suburban by Search Clerk, Mr. Vikas Yadav;
- c. Public Notice dated 22nd August, 2023 in Free Press Journal (English) and Tarun Bharat (Marathi)
- d. No litigation is pending.

Place: Mumbai.

Dated: 13/03/2024



KARTIK TIWARI
LAKSHYAVEDHI LEGAL