

AKIF N. PATEL

BLS. LL.B.

ADVOCATE HIGH COURT

10th October, 2024

To
Maha RERA
Housefin Bhavan
Plot No. C-21
Bandra Kurla Complex
Bandra (East)
Mumbai- 400 051

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to all piece and/or parcel of land admeasuring 947.72 sq. yards equivalent to 792.42 sq. mtr. plus Tit-Bit 32.26 sq.ft. bearing Survey No. 133 and C.T.S. No. 183(PT) situated, lying and being at Village Ambivali, Azad Nagar, Andheri (West), Mumbai - 400 058 within the Registration District and Sub-district of Mumbai city and Mumbai suburban and the said Building Number 44 known as “**Azad Nagar MANAV Co-operative Housing Society Limited**” (hereinafter referred as “**the said Property**”)

I have investigated the title of the said Property on the request of M/S.VIGHNAVINASHANAYA VIKASAK LLP, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its office at Dhanshree Height,801, Azad Nagar No.2, Veera Desai Rd, Andheri (West), Mumbai – 400 053, 34/G1, Arundaya CHS, Veera Desai Road, Andheri West, Mumbai – 400 053, hereinafter referred to as “**PROMOTER**” and perused the copies of the following documents:

AKIF N PATEL
ADVOCATE HIGH COURT
303, Yusuf Building, Flora Fountain Fort,
Mumbai - 400 001.

Chambers : 303, Yusuf Building, Flora Fountain, Fort, Mumbai 400 001
Ph.: 2204 4108 / 2204 4109 Mobile : 9833696969
E-mail: adv.akifpatel@gmail.com

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1. Description of the Property: -

All piece and/or parcel of land admeasuring 947.72 sq.yards equivalent to 792.42sq. mtr.plus Tit-Bit 32.26 sq.ft. bearing Survey No. 133 and C.T.S. No. 183(PT) situated, lying and being at Village Ambivali, Azad Nagar, Andheri (West), Mumbai-400 058 within the Registration District and Sub-district of Mumbai city and Mumbai suburban and the said Building Number 44 known as "Azad Nagar MANAV Co-operative Housing Society Limited"

2. The documents in relation to the Ownership and Re-development of the Property: -

- a) Indenture of Lease dated 28th June, 2023;
- b) Sale Deed dated 28th June, 2023;
- c) Re-development Agreement dated 27th May, 2024 is hereto annexed and marked as **Annexure "A"**.

3. 7/12 extract or property card:

The 7/12 extract or property card issued by Government of Maharashtra, bearing Mutation Entry No. 823 is hereto annexed and marked as **Annexure "B"**.

4. Search report for 30 years:

I have relied upon the Search Report dated 22.04.2024 issued by C.S.Kadam (Title Investigator), from 1995 till 2024 which is hereto annexed and marked as **Annexure "C"**.

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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 Property and Promoter is clear, marketable and without any encumbrances (except as disclosed hereunder).

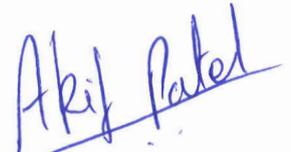
Owners of the Property:

(1) Azad Nagar MANAV Co-operative Housing Society Limited.

5. Qualifying comments / remarks if any:

The report reflecting the flow of the title of Promoter on the said land is enclosed herewith as annexure. In the circumstances, my client **M/S.VIGHNAVINASHANAYA VIKASAK LLP** is solely and absolutely seized and possessed of or otherwise well and sufficiently entitled to the development rights of the said Property, in their own right, beneficially, and in every respect.

Encl.: Annexure



(Akif N. Patel)

Advocate

AKIF N PATEL
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FLOW OF THE TITLE OF THE SAID PROPERTY

- 1) The Maharashtra Housing and Area Development Authority (hereinafter referred to as “MHADA”) was the Original Owner of all that piece and parcel of land admeasuring sq. yards equivalent to 792.42 sq.mtr. Plus tit bit land of 32.36 sq.mtr. bearing Survey No. 133 and C.T.S. No. 183 (PT) situated, lying and being at Village Ambivali, Azad Nagar, Andheri (West), Mumbai-400 058 within the Registration District and Sub-district of Mumbai City and Mumbai suburban (hereinafter referred to as the “**said Plot of Land**”);
- 2) By an Indenture of Lease dated 28th June, 2023, duly registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-17/7814/2023 executed between MHADA of the FIRST PART and the **AZAD NAGAR MANAV CO-OPERATIVE HOUSING SOCIETY LIMITED**, which is duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under Registration No. MHADB/MSG.(TC) 12582/Era 2005-2006 and having its registered office at Building No. 44, Azad Nagar No.3, Veera Desai Road, Andheri (West), Mumbai 400 058 of the SECOND PART, MHADA granted and demised by way of lease unto the said Society the said Plot of Land;
- 3) By a Deed of Sale dated 28th June, 2023 and duly registered with the Sub-Registrar of Assurances at Andheri-2, under Serial No. BDR -17/7815/2023 executed between MHADA and the Society, MHADA sold and conveyed to the Society the said Building No.44

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X

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known as “Azad Nagar MANAV Co-operative Housing Society Limited” consisting of 32 flats having aggregate carpet area of 217.75 square feet equivalent to 20.22sq. mtr. and aggregate plinth area of 325.88 square feet equivalent to 30.27 sq. mtr. and consisting of ground floor and three upper floors (hereinafter referred to as “**Building**”), for the consideration and on the terms and conditions mentioned therein; accordingly, the said Society became the owner and was seized and possessed of and well and sufficiently entitled to the said Plot of Land along with the said Building; The said Plot of Land and the said Building are hereinafter collectively referred to as “**said Property**”.

- 4) The Society in compliance with the Circular dated June 3rd, 2009 issued by the Government of Maharashtra under Section 79 (A) of the Maharashtra Co-operative Societies Act, 1960, applied to the Registrar of Co-operative Societies for appointment of an authorized officer to attend the Special General Meeting of the said Society for selection of a developer. Hence in view of the same, on 13.09.2023 a Special General Body Meeting was held under the supervision of Mr. Vittal Sarvade from the Office of the Deputy Registrar, MHADA and the said offer given by the said present Promoter was considered. Further the Registrar of Co-operative Societies, MHADA by its order dated 21.09.2023 approved the appointment of the said present Promoter as the said Developer for the said Property.
- 5) Pursuant to the aforesaid, the Society and Present Promoter hereto have executed Re-Development Agreement dated 27th May, 2024

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ADVOCATE HIGH COURT

& Power of Attorney dated 27th May, 2024 recording the terms and conditions agreed between them for grant, transfer, assignment and assurance of the Development Rights in respect of the said Property and also all the rights, title, interest, benefits, advantages in respect thereof by the said Society to the Promoter.

Sr. No.

1. 7/12 extract / P.R. Card as on date of application for registration
2. Mutation Entry No. 823
3. Search report for 30 years from 1995 till 2024 issued by C.S. Kadam (Title Investigator)
4. Any other relevant title: - NIL
5. Litigations if any:- NIL

Date:- 10th October, 2024

Akif Patel

(AKIF N. PATEL)

Advocate

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