

Correspondence Address : E/718, Raj Arcade CHS Ltd., Mahavir Nagar, Opp. Dmart, Kandivli (West) Mumbai - 400067.

Ref. No. :

FORMAT – A

(Circular No:- 28 /2021)

To

Maharera,Mumbai

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect All that piece and parcel of land bearing Survey No.4 CTS No. 347 with building No. 28 standing thereon occupied by members of Siddharth Nagar Ashirwad CHS Ltd. admeasuring 544.40 sq mtrs. Or thereabout AND 614.51 SQ.MTRS as per Mhada demarcation situted at Sidhharth Nagar Goregaon (West) Mumbai in MSD.

I have investigated the title of the aforesaid property on the request of **M/S.DHARIWAL DEVELOPERS (INDIA) PVT. LTD.(Developer)** and my findings are as under i.e. :-

1. Description of the property All that piece and parcel of land bearing Survey No.4 CTS No. 347 with building No. 28 standing thereon occupied by members of Siddharth Nagar Ashirwad CHS Ltd. admeasuring 544.40 sq mtrs. Or thereabout AND 614.51 SQ.MTRS as per Mhada demarcation situted at Sidhharth Nagar Goregaon (West) Mumbai in MSD.
2. The documents of allotment of plot One Maharashtra Housing and Area Development was the owner of the property under indenture of lease dated 03rd April,2008 registered under No. BDR-12/2990/2008 dated 15/04/2008 granted a lease of the property to **M/s. SIDDHARTH NAGAR ASHIRWAD CO.OP.HOUSING SOCIETY LTD.** For the period consideration and upon the terms and conditions



Correspondence Address : E/718, Raj Arcade CHS Ltd., Mahavir Nagar, Opp. Dmart, Kandivli (West) Mumbai - 400067.

Ref. No. :

recorded therein. By Registered Sale Deed dated 03.04.2008 registered under No. BDR-12-2989/1/2008 MAHADA Board sale the said structure to the society. And accordingly the MAHADA was owner of the plot and society become the owner of the structure. The society is the leasee of the said plot.

As per the understanding arrived between the said society and my client **M/S.DHARIWAL DEVELOPERS (INDIA) PVT. LTD.** the said society appointed my client as a Developer under Registered Development Agreement dated 4th MAY 2023. Registered under No. BRL-2/10492/2023 DATED 11/07/2023. For the consideration and upon the terms and conditions recorded therein.

Under a registered Deed of Rectification dated 21/06/2023 duly stamped and registered under No. BRL-7/9611/2023 dated 26/06/2023 executed between the MAHADA and the society for rectification of CTS No.209 (pt) wrongly mentioned in place of CTS No. 347 in Lease Deed dated 03/04/2008 refer hereinabove.

Under a Registered Deed of Rectification dated 21/06/2023 duly stamped and registered under No. BRL-7/9612/2023 dated 26/06/2023 executed between the MAHADA and the society for rectification of CTS No.209 (pt) wrongly mentioned in place of CTS No. 347 in Sale Deed dated 03/04/2008 refer hereinabove.

Owners of the land: MHADA

Lessee of the land : **SIDDHARTH NAGAR ASHIRWAD CO.OP.HOUSING SOCIETY LTD.**

3. 7/12 extract or property card is pending to record the name of society.
4. From the papers and documents produce before me relating to said property I am of the opinion that the title of **M/S.DHARIWAL DEVELOPERS (INDIA) PVT. LTD** (developer) is clear, marketable and without any encumbrances.

DATED 04TH DAY OF December 2024



Yours truly
(VIKAS R. HIRLEKAR) Advocate.
VIKAS R. HIRLEKAR
ADVOCATE HIGH COURT
106, 1st Floor, Giridwar Apartment,
Near Punjab National Bank,
Mathuradas Road, Kandivli (West),
MUMBAI-400 067

Correspondence Address : E/718, Raj Arcade CHS Ltd., Mahavir Nagar, Opp. Dmart, Kandivli (West) Mumbai - 400067.

Ref. No. :

Format – A

(Circular No:-28 /2021)

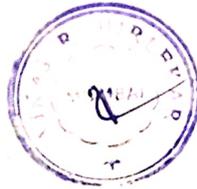
FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1. 7/12 extract / P.R. Card as on date of application for registration
2. Mutation entry no NA
3. Search report for 30 YEARS Taken from Sub-registrar' office at NA
4. Any other relevant title NA
5. Litigations if any NA

DATED 4TH DAY OF December 2024

Yours truly,



(VIKAS R. HIRLEKAR)
Advocate.

VIKAS R. HIRLEKAR
ADVOCATE HIGH COURT
106, 1st Floor, Giridwar Apartment,
Near Punjab National Bank,
Mathuradas Road, Kandivli (West),
MUMBAI-400 067