

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

**FORMATE-A**

Ref. No. :

(Circular No. 28/2021)

**TO,**

**Maharashtra Real Estate Regulatory Authority**

6<sup>th</sup> & 7<sup>th</sup> Floor, Housefin

Bhavan, Plot No. C-2, E-

Block, Bandra Kurla

Complex, Bandra (East),

Mumbai-400 051

**LEGAL TITLE REPORT**

**Sub:** Title Certificate with respect to ALL THAT piece or parcel of land or ground or plot admeasuring 800.20 sq. mtr. or thereabouts, being, lying and situated underneath and appurtenant of the Plot No. 126, R.D.P. 7, Sector No 4, at Charkop Sagar Vihar Co-op Housing Society Ltd., Mumbai – 400067 bearing CTS No. 1C/1/99 Village, in the registration sub district of Bombay city and suburban district, duly assessed under Ward No. R (hereinafter referred to as “the said Property”).

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I have investigated the title of the said property on behalf of my client Dhariwal Thirani Builders LLP, a partnership firm registered under the Indian Partnership Act, 1932 and having registered address at 401, Neminath Sqaure, Siddharth Nagar, Opp. Ram Mandir Road, S.V. Road, Goregaon West, Mumbai - 400 062 (hereinafter referred to as the “My Client”)

**1. DESCRIPTION OF THE PROPERTY:**

ALL THAT piece or parcel of land or ground or plot admeasuring 800.20 sq. mtr. or thereabouts, being, lying and situated underneath and appurtenant of the



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## 2. DOCUMENTS OF ALLOTMENT:

Maharashtra Housing and Area Development Authority (“MHADA”) a statutory corporation duly constituted under the Maharashtra Housing and Area Development Act. 1976 (Mah XXVIII of 1977) (hereinafter referred to as the said “MHADA ACT”) having its office at Girha Nirman Bhuvan, Kala Nagar, Bandra (East), Mumbai – 400051 is the owner of land bearing City Survey No. 1C/1/99 in the Revenue Village of Kandivali, Taluka Borivali, in the Registration District of Mumbai Suburban admeasuring 800.20 sq. mtrs as per CTS layout Plan (hereinafter referred to as the “Larger Land”)

1. The building of the said society is known as Plot No. 126 R.D.P. 7-, Sector No 4, constructed by MHADA on the Larger Land comprising of ground and 4 upper floors (hereinafter referred to as the “Old Building”) comprising 22 tenements allotted by MHADA to the eligible members of the society.
2. The Original members have constituted themselves into a society viz. Charkop Sagar Vihar Co- operative Hsg Soc Ltd., duly registered under the provision of The Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM (W-R) / HSG (T-C) / 1839 / 86 dated 28-7-86 having its registered office at Sector No 4, Charkop, Kandivali (West), R. Ward, Mumbai - 400067.
3. AND WHEREAS the society had applied on 10-01-1985 for an open developed plot in the said land for the purpose of constructing maintaining and locating a building for bona fide residential use and occupation of the members of the society;
4. AND WHEREAS the Society was one of the successful drawees of lots



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from amongst the Societies who applied for allotment of open developed plots in the MHADA Authority's land;

5. AND WHEREAS the Authority had accepted the said application of the Society for allotment of open-developed plot in the Authority's Land;
6. AND WHEREAS the Society had agreed to take the said land on lease for the said term of ninety years for the purpose of constructing, maintaining and locating a building for bona fide residential use and occupation of the Society's members.
7. By and under an Indenture of Lease dated 20<sup>th</sup> Day of April 1987 ("said indenture of Lease") executed by and between MHADA (therein referred to as the Authority of the One Part) and the Society (therein referred to as the Lessee of the Other Part) and registered with the Sub Registrar of Assurances under Registration Serial No. 525/19-04-1990, MHADA demised on lease land admeasuring 800.20 square meters bearing CTS No. 1C/1/99 of Kandivali Village - (hereinafter referred to as the "Land") and more particularly described in the schedule hereunder written in favour of the Society, for a term of 90 years starting from Dec 1986 for the premium paid and lease rent reserve thereunder and on the terms and conditions as stated hereinafter.
8. The Land and the Old Building is hereinafter collectively referred to as the "Property". The said building is constructed in the year 1991 or thereabout and presently the same requires structural and other up-liftment. However, it is not feasible to carry out any structural and major repairs and hence the said Society, instead of repairing the Existing Building, decided to redevelop its property by demolishing the existing building and by carrying out construction of the new building thereon.
9. By and under development agreement dated 27th march 2025 registered with the office of Sub-Registrar of Assurances at Mumbai



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under serial No. Mumbai – 17/ 4853/ 3/2025 dated 27th march 2025 made and entered into between the Society herein (therein also referred to as the Society) of the One Part and our Client (therein also referred

to as the Developers) of the Other Part, the Society have granted the right of the Redevelopment with respect to “ALL THAT piece or parcel of land or ground or plot admeasuring 800.20 sq. mtr. or thereabouts, being, lying and situated underneath and appurtenant of the Plot No. 126, R.D.P. 7, Sector No 4, at Charkop Sagar Vihar Co-op Housing Society Ltd., Mumbai – 400067 bearing CTS No. 1C/1/99 Village, in the registration sub district of Bombay city and suburban district, duly assessed under Ward No. R” unto and in favour of our Client for the price and consideration and upon the terms and conditions more particularly mentioned therein;

**3. 7/12 EXTRACT OR PROPERTY REGISTRATION CARD ISSUED BY CITY SURVEY OFFICE:**

As per Property Card of the said property is bearing City Survey No. 1C/1/99 of village charkop taluka Borivali MSD in the registration sub district. Since it is a plot of MHADA layout, hence the sub division of plot is not done.

**4. SEARCH REPORT FOR 30 YEARS:**

My client carry out search for 30 years from office of sub registrar of assurance at Mumbai and Bandra and at all concerned Registration Offices and no finding observed affecting the title of the said property On perusal of the above-mentioned documents and all other relevant documents produce before me relating to title of the said Property I am of the opinion that the title said Property, is clear, marketable and without any encumbrance and my client is entitle to develop as per the terms of development agreement



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**OWNER OF THE LAND**

The land and the said property are owned by the **Maharashtra Housing and Area Development Authority (MHADA)**.

**LESSEE OF THE LAND**

The leasehold rights of the land and the said property are held by **Charkop Sagar Vihar Co-operative Housing Society Ltd.**

Encl: Annexure

Dated this 5<sup>th</sup> Day of July, 2025.

Place: Mumbai



Yours Trully,

**Vikas R. Hirlekar**  
(Advocate)

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

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**ANNEXURE**  
**FLOW OF THE TITLE OF THE SAID PROPERTY**

1. By and under an Indenture of Lease dated 20<sup>th</sup> Day of April 1987 ("said indenture of Lease") executed by and between MHADA (therein referred to as the Authority of the One Part) and the Society (therein referred to as the Lessee of the Other Part) and registered with the Sub Registrar of Assurances under Registration Serial No. 525/19-04-1990, MHADA demised on lease land admeasuring 800.20 square meters bearing CTS No. 1C/1/99 of Kandivali Village - (hereinafter referred to as the "Land")
2. Annexed Lease Deed for consideration of terms and conditions mentioned therein as. MHADA erected a multi storied building Charkop Sagar Vihar CHSL, 22 apartments.
3. The said 22 (Twenty-Two ) Tenements in the building have been allotted, sold to individual purchasers and after several transfers upon sale of respective tenements or otherwise the final updated list of 'The Existing Member(s)' as mentioned herein above.
4. The 22 Members together by mutual consent formed a Co- operative Housing Society and registered the same as "Charkop Sagar Vihar CHSL" or the Said Society registered under the Maharashtra Co-operative Societies Act, 1960 bearing registration no. No. BOM (W-R) / HSG (T-C) / 1839 / 86 dated 28-7-86
5. In the Special General Body Meeting of the Society held on 31st December 2024, the Developer offer has been duly consider discussed and scrutinize by all the members of Society and Society members have unanimously decided to grant Development Right in Our client favour for the redevelopment of the said property. Accordingly, Resolution passed by the Society whereby our client is appointed and authorized to carry out Redevelopment of the Said Property.



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6. The DP Remarks issued by Municipal Corporation of Greater Mumbai the said Property is falling under 'Residential' Zone and is not falling under any reservation.
7. By and under an Indenture of Lease dated 20th Day of April 1987 ("said indenture of Lease") executed by and between MHADA (therein referred to as the Authority of the One Part) and the Society (therein referred to as the Lessee of the Other Part) and registered with the Sub Registrar of Assurances under Registration Serial No. 525/19-04-1990, MHADA demised on lease land admeasuring 800.20 square meters bearing CTS No. 1C/1/99 of Kandivali Village - (hereinafter referred to as the "Land") in favour of the Society, for a term of 90 years starting from Dec 1986 for the premium paid and lease rent reserve thereunder.
8. We have not been provided with any litigation information, however no Court record found whereby they are prohibited and restrained from developing the said property i.e. building know as Charkop Sagar Vihar Co-Operative Housing Society Limited, and or parting with possession, charging or dealing in any manner with the said Property.
9. Based on the documents and subject to whatever is stated above, I am of the opinion that right, title and interest in the said property i.e. "ALL THAT piece or parcel of land or ground or plot admeasuring 800.20 sq. mtr. or thereabouts, being, lying and situated underneath and appurtenant of the Plot No. 126, R.D.P. 7, Sector No 4, at Charkop Sagar Vihar Co-op Housing Society Ltd., Mumbai - 400067 bearing CTS No. 1C/1/99 Village, in the registration sub district of Bombay city and suburban district, duly assessed under Ward No. R is clear, marketable, and free from all encumbrances and reasonable doubts.
10. This Certificate is given subject to the following qualifications: -
  - (a) I have presumed that the documents as shown to me are true copies of Original and Final and have not been further amended or modified in any manner.



**R. HIRLEKAR**

B.Com, LL.B.

ADVOCATE HIGH COURT, MUMBAI

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- (b) The Opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary.
  - (c) This Opinion does not cover any discussion on any litigation, Suits etc. filed in any Court in respect of the said Property.
  - (d) Online Searches of Sub Registrar of Assurances Office is carried out by my client, and I rely upon his Report which is annexed to my Title Certificate. It may be pertinent to note that Searches are subject to availability of records and records being torn and mutilated. I therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated
  - (e) Please note that my scope of services excludes any physical inspection of the said Property and my report is based on examination of documents and the searches carried out on the Title.

Date:- 5<sup>th</sup> July, 2025.



Vikas R. Hirlekar  
Advocate

**VIKAS R. HIRLEKAR**  
ADVOCATE HIGH COURT  
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