



NITIN TABHANE

ADVOCATE

FORMAT- A

(Circular No. 28/2021 dated 08/03/2021)

To

MahaRERA
Housefin Bhawan, Near RBI
E Block, Bandra Kurla Complex,
Bandra (East)
Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **ALL THAT** pieces and parcels of land admeasuring 1000 square yards i.e. i.e. equivalent to 836 square meters bearing plot no. 94, in the layout of Survey No. 111 D and 141A (corresponding CTS no. 833 of Village Ambivali Taluka Andheri) and situated at Model Town, Four Bungalows, Andheri (West), Mumbai – 400 092 within the limits of Greater Mumbai in the Mumbai Suburban District (hereinafter referred as the “**said Plot**”).

I have investigated the title of the said plot on the request of Meghna Infracon Infrastructure Limited and following documents i.e. :-

1) Description of the property.

ALL THAT pieces and parcels of land admeasuring 1000 square yards i.e. i.e. equivalent to 836 square meters bearing plot no. 94, in the layout of Survey No. 111 D and 141A (corresponding CTS no. 833 of Village Ambivali Taluka Andheri) and situated at Model Town, Four Bungalows, Andheri (West), Mumbai – 400 092 within the limits of Greater Mumbai in the Mumbai Suburban District

2) The documents and papers made available to me :

- i. Copy of order bearing No. 7th December, 1983 bearing No. C/Desk/III/LND/II-B/CR-948 passed by the Additional Collector, Mumbai Suburban District granting lease in favour of the Society with respect to land admeasuring 836 square meters or thereabouts.
- ii. Property Register Card issued by City Survey, Goregaon dated 15.01.2025 mutation entry dated 31.03.1984.
- iii. Order dated 16.09.2024 passed by the Collector, Mumbai Suburban District directing the New Andheri People’s Cooperative Housing

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Society Limited amount towards conversion of the said Plot from Occupancy Class-II to Occupancy Class-I.

- iv. Order dated 7th November, 2024 passed by the Collector, Mumbai Suburban District granting its No Objection for conversion of the said Plot from Occupancy Class-II to Occupancy Class-I.
- v. Development Agreement dated 22nd August, 2024 registered under Registration No. BDR-1/11518/2024.
- vi. Irrevocable Power of Attorney dated 22nd August, 2024 registered under Registration No. BDR-111520/2024.
- vii. Supplementary Development Agreement dated 27th March, 2025 registered under Registration No. MUMBAI-8/4670/2025.

3) Search report for 40 years from Mr. Sampat Baikar.

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 - **Andheri New Peoples Co-Operative Housing Society Limited** viz. the Society is the owner of the said Property is clear and marketable. Meghna Infracon Infrastructure Limited has been granted development rights by the said - **Andheri New Peoples Co-Operative Housing Society Limited** and the same are clear, marketable and without any encumbrances.

Owners of the Property:

ANDHERI NEW PEOPLES CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the provisions of Maharashtra Cooperative Societies Act, 1960, bearing registration no. BOM/HSG/K-West/7335/1983 dated October 4, 1983, having its registered address at Plot No. 94, Survey no. 141A, Model Town, Four Bungalows, Andheri (West), Mumbai- 400058 is the owner of the said Property **ALL THAT** pieces and parcels of land admeasuring 1000 square yards i.e. i.e. equivalent to 836 square meters bearing plot no. 94, in the layout of Survey No. 111 D and 141A (corresponding CTS no. 833 of Village Ambivali Taluka Andheri) and situated at Model Town, Four Bungalows, Andheri (West), Mumbai - 400 092 together with old building known as "Pranam" constructed thereon.

DEVELOPER OF THE PROPERTY: MEGHNA INFRACON INFRASTRUCTURE LIMITED, a limited company incorporated under the provisions of the Companies Act, 1956 having its registered office at 102/104, Shivam Chambers, S. V. Road, Goregaon (West), Mumbai - 400 062

(1) Qualifying comments/remarks if any : Nil





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3/- The report reflecting the flow of the title of the (owner-) on the said land is enclosed herewith as an annexure.

Encl : Annexure.

Date: 4th April, 2025

Yours truly

Nitin Tabhane
Advocate.



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FLOW OF THE TITLE OF THE SAID LAND.

- a. The Government of Maharashtra is the owner of all those piece and parcel of land admeasuring 176582.36 sq.mtrs. bearing CTS No. 833 of Village Ambivali, Survey No.111D and 141A being, lying and situated at Model Town, Four Bungalows, Andheri (West), Mumbai – 400 053 (hereinafter referred to as the said Larger Land);
- b. Additional Collector, Mumbai Suburban District vide order dated 7th December, 1983 bearing No. C/Desk/III/LND/II-B/CR-948 granted lease of the portion of the said Larger Land, bearing Plot No. 94, admeasuring 836 sq.mtrs. or thereabouts in favour of Andheri New Peoples Cooperative Housing Society Limited (hereinafter referred to the “**said Plot**”).
- c. The said Society constructed a building known as “Pranam” on the said Plot.
- d. The name of the Society is duly mutated on the Property Card with respect to the said Plot.
- e. By wan application dated 26.02.2024 made an application to the Collector, Mumbai Suburban District for conversion of the tenure of said Plot form Occupancy Class-II to Occupancy Class-I.
- f. The Collector, Mumbai Suburban District vide its order dated 16.09.2024 directed the Society to the requisite charges / premium for conversion of the tenure of the said Plot from Occupancy Class-II to Occupancy Class-I.
- g. The Society paid the requisite premium / charges for conversion of tenure of the said Plot from Occupancy Class-II to Occupancy Class-I.
- h. The Collector, Mumbai Suburban District by its order dated 7.11.2024 granted its permission to convert the tenure of the said Land from Occupancy Class-II to Occupancy Class-I.

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- i. Thus, the said Society became the absolute owner of the said Plot and the building known as “Pranam” constructed thereon.
- j. By and under a Development Agreement dated 22nd August, 2024 executed between the said –Andheri New Peoples Cooperative Housing Society Limited (thereinafter referred to as the said Society), its Members and Meghna Infracon Infrastructure Limited (thereinafter referred to as the Developer), the said Society and its Members granted unto the Developer development rights to redevelop the said Plot together with the said Building with a right to demolish the said Building and construct New Building thereon for the consideration and upon terms and conditions contained therein. The said Development Agreement is duly stamped and registered with the concerned Sub-Registrar of Assurances under Registration No. BDR-1/11518/2024.
- k. Pursuant to the execution of the said Development Agreement, the said Society executed an irrevocable power of attorney dated 22nd August, 2024 in favour of the Developer thereby appointing and the nominating the Developer as its constituted attorney to do various deeds, things and acts more particularly contained in the said Power of attorney. The said Power of Attorney is duly stamped and registered with the concerned Sub-Registrar of Assurances under Registration No. BDR-1/11520/2024.
- l. By way of Supplementary Development Agreement dated 27th March, 2025 executed between the Society, its members and the Developer, certain terms and conditions of the said Development Agreement got modified. The said Supplementary Development Agreement is duly stamped and registered with the concerned Sub-Registrar of Assurances under Registration No. MUMBAI-8/4670/2025.
- m. In view of the foregoing, the Developer became entitled to redevelop the said Property in terms of the said Development Agreement dated 22nd August, 2024 and Power of Attorney dated 22nd August, 2024 and Supplementary Development Agreement dated 27th March, 2025.

1) Property Registrar Card :

I have been furnished with a copy of Property Register Card dated 15.01.2025 in respect of land bearing CTS nos. 833 of Ambivali, Taluka Andheri, Mumbai Suburban District and situate, lying and being at Model





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Town, Four Bungalows, Andheri (West), Mumbai – 400 053 and I inter-alia note as under:

- i. **The society is the holder of land bearing** CTS nos. 833 of Village Ambivali admeasuring 836 sq.mtrs.
 - ii. **The property card in respect of land bearing** CTS Nos. 833 reflects the name of – Andheri New Peoples Cooperative Housing Society Limited as the lessee thereof.
 - iii. The tenure of the said land is non-agricultural.
- 2) **Mutation Entry** : By of Mutation Entry dated 31.03.1984, the name of – Andheri New Peoples Cooperative Housing Society Limited has been mutated on the Property Register Cards with respect to the said Land.

3) Searches

I have caused searches to be conducted in the office of the Sub-Registrar of Assurances *inter-alia* in respect of the said Property for a period of 30 years from 1975 to 2024 and have been furnished with a Search Report dated 25.12.2024 issued by Mr. S.V. Baikar, Search Clerk. Observations of the Search Report with respect to the said Land has been enumerated in this Title Certificate.

4) Any other relevant title - NA

5) Litigations if any

There are no pending litigations with respect to the said Property.

Date: 4th April, 2025

Yours Truly


Nitin Tabhane
Advocate.



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