



SUNDEEP P. KOLAKI
ADVOCATE HIGH COURT

502, Rukmini Building, Plot No.36, Sector 2, Charkop, Kandivali
(West) Mumbai 400067

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Date : 05 May 2025.

To,
MHADA
(Maharashtra Housing and Area Development Authority).
IOD (Intimation of Disapproval)
Grihanirman Bhavan, Kalanagar,
Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to "**CHARKOP SHREE GANESH CHSL**", a registered co-operative society limited registered under no. BOM/WR/HSG/TC/1861/1986-87 of 28th September 1986, plot bearing CTS No. C.T.S. No. 1C/1/189 situated at survey no 149 of SI no 39pt, 40pt, 41pt of kandivali village Part I, Charkop Kandivali West, Sector no. 3, Plot No 233, RDP - 8, admeasuring area 746.77 Sq. Mtrs, Mumbai 400067 in the Registration District and sub-district of Mumbai and Mumbai Suburban along with an existing society building standing thereon known as "Charkop Shree Ganesh CHSL.

1) I have investigated the title of the said plot at the request of "Charkop Shree Ganesh CHSL", a registered co-operative society limited registered under no. BOM/WR/HSG/TC/1861/1986-87, dated 28th September 1986, plot bearing CTS No. 1C/1/189 situated at survey no 149 of SI no 39pt, 40pt, 41pt of kandivali village Part I, Charkop Kandivali West, Sector no. 3, Plot no 233, RDP - 8, admeasuring area 746.77 Sq. Mtrs, Mumbai 400067. And following documents i.e.:-

a) Description of the Property (As mentioned above)

b) The documents of the allotment of the Plot: -

1. Photocopy of Indenture of Lease Deed between **Maharashtra Housing and Area Development Authority through its Authorized Officer** (the Lessor of the said plot), the said lessor agreed to lease the aforesaid property in favor of **Charkop Shree Ganesh CHSL** for agreed terms and condition of lease of the said property.

2. Photocopy of Stamp Duty Paid Receipt of Rs.65,670/- vide ADJ/1145/88/4221/S dated 02/08/1988, Stamp Duty Paid



Receipt of Rs.23,410/- vide ADJ/1232/90/6378/S dated 01/12/1990, Stamp Duty Paid Receipt of Rs.23,440/- vide ADJ/1232/90/8494

3. Photocopy of Occupation Certificate bearing File No. CHE/7233/BP(WS)AR dated 16/08/1996 by the MCGM for Occupying the completed portion of Ground(Stilt)+4 upper floor.
4. Photocopy of Registration certificate No. BOM(WR)HSG/TC/1861/1986-87 of 28th September 1986 issued by the Registrar of Co-operative Society, MHADA for the registration of the said society under the Maharashtra co-operative Society Act 1960.
5. Photocopy of the Extract of the Digitally Signed Property Card dated 24/08/2023 pertaining to the plot of land bearing CTS. No. 1C/1/189 total admeasuring area 750.00 sq. mtrs. (746.77 Sq. Mt. as per SIT Measurement) at Village – Kkandivali Taluka-Borivali of Mumbai suburban district thereby denoting the owners of the land as “World Bank Project MHADA, Mumbai.”
6. Photocopy of the BMC Tax Bill bearing property No. RS0126381320000 standing in the name of society and all taxes have been paid up to date.
7. Property card issued by City Survey Officer for **Village - Kandivali Taluka - Borivali** Mumbai Suburban District dated 24/08/2023. Mutation entry no. 846 Dated 08/07/2015.
8. No liens or encumbrances were found against the property.
9. Search report by Search Clerk **Shri. Manoj .V. Kunde** from 1987 till 2024.
10. 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 “Charkop Shree Ganesh CHSL” is clear and without any encumbrance.

Lessee of the Land:-

“Charkop Shree Ganesh CHSL”, a registered co-operative society limited registered under no. BOM/WR/HSG/TC/1861/ 1986-87 of 28th September 1986, survey no 149 of SI no 39pt, 40pt, 41pt of kandivali village Part I, Charkop Kandivali West, Sector no. 3, Plot no 233, RDP - 8, Mumbai 400067 is the present lessee as per available documents of the plot land bearing CTS 1C/1/189 total admeasuring area 746.77 sq. mtrs. at Village – Kandivali, Taluka – Borivali.

The title search conducted by me on the subject property located at survey no 149 of SI no 39pt, 40pt, 41pt of kandivali village Part I, Charkop Kandivali West, Sector no. 3, Plot no 233, RDP -



8, Mumbai 400067 did not reveal any issues or defects in the title.

The report reflecting the flow of the title of the Owner/Developer "Charkop Shree Ganesh CHSL" On the said land is enclosed herewith as annexure.



SUNDEEP P. KOLAKI
Advocate- High Court



Encl: Annexure

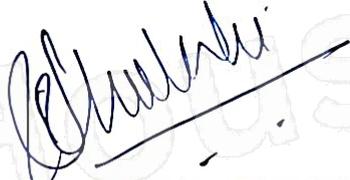
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FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) P.R. Card Dated 28/08/2023
- 2) Mutation Entry No. 846 Dated 08/07/2015.
- 3) Search Report for 38 years from Office of the Sub-Registrar of Mumbai, Bandra, Goregoan & Borivali From the period 1987 to 2024 dated 27.01.2024.
- 4) No Litigations as confirmed by the Society.
- 5) Any other Relevant Title. (Not Applicable)
- 6) The land on which the project Charkop Shree Ganesh Co-operative Housing Society Ltd. is situated and owned by MHADA (Maharashtra Housing and Area Development Authority)


SUNDEEP P. KOLAKI
Advocate- High Court

