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Date: 21/2/2025

FORMAT – A**(Circular No: 28/2021)****TITLE CERTIFICATE**

SUB: Title Certificate in respect of Plot No.239, RSC 5, and bearing CTS No.3/A/2/30, being part of MHADA land situate at Charkop, Kandivali (West), Tal. Borivali, Dist.- Bombay, Mumbai 400 067 admeasuring 1304.10 sq. meters. (Herein after referred to as “the said plot”).

I have investigated the title of the said plot upon the request of the M/s. Jadeite Developers LLP and following documents i.e.:-

1. **Description of the property** – All that piece and parcel of land being Plot No.239, RSC 5 bearing CTS No. 3/A/2/30 admeasuring 1304.10 square meters or thereabouts being part of MHADA land situated at Charkop, Kandivali (West), Taluka - Borivali, District- Bombay, Mumbai 400 067 in the Mumbai Municipal Corporation “R - South” Ward together with structures standing thereon consisting of 35 units known as “Charkop (1) Kaveri Co-operative Housing Society Ltd, Mumbai” within the Registration District of

Bombay Suburban and surrounded by Boundaries On North: Adj. Plot No.240, On South: Adj. Plot No.238, On East: 9.00 mtrs wide layout Road, On West: Water Channel being the said plot.

2. The documents of allotment of plot:-

- i. Lease agreement dated 7th February, 1991 executed by Owner i.e., MHADA in favour of Charkop (1) Kaveri Co-operative Housing Society Ltd., i.e., the said Society.
- ii. Development Agreement dated 23rd January, 2025 between said Society and M/s. Jadeite Developers LLP.
- iii. Power of Attorney dated 29th January, 2025 between Society and M/s. Jadeite Developers LLP. granted in favour of M/s. Jadeite Developers LLP.
- iv. Offer Letter dated 21st August, 2024 for the proposed redevelopment issued by the Developer.
- v. Letter of Appointment dated 30th August, 2024 issued by the Society to the Developer.
- vi. Society's letter dated 23rd September, 2024 addressed to the Deputy Registrar of Co-operative Societies, Mumbai Suburban District and MHADA, Mumbai.
- vii. Letter dated 16th October, 2024 bearing No. M.W.S./3828/2024 from Deputy Registrar of Co-operative Societies, Mumbai Suburban District and MHADA, Mumbai due process as per 79(A).
- viii. 7/12 extract or property card issued by Government of Maharashtra dated 14th August, 2024.
- ix. Search report for 30 years from 1995 till 2024.
- x. Society registration certificate in the name of Charkop (1) Kaveri Co-operative Housing Society Ltd., Mumbai bearing registration No. BOM-(W-R)/AASG/TO/5297/1990-91.

additional FSI, pro-rata FSI, Fungible FSI, Layout FSI, V. P. Quote or any other F.S.I. etc., in respect of the said properties, for the proposed re-development and for uses permitted by MHADA to M/s. Jadeite Developers LLP, and also that the said properties of the Society shall be redeveloped by M/s. Jadeite Developers LLP.

- g) It appears that the Society in its Special General Body Meeting held on 25th August, 2024 resolved to appoint the said Developer for carrying out the redevelopment and vide letter dated 30th August, 2024 the members of the Society agreed with majority 29 members of votes out of 35 to appoint the Developer for redevelopment of the said plot of land.
- h) Letter dated October 16, 2024 from Dy. Registrar of the Co-operative Societies, Mumbai Suburban District & MHADA confirming the selection of Developer for redevelopment after following the process as per 79(A).
- i) It appears that thereafter the Society has executed Development Agreement dated 23rd January, 2025 and Power of Attorney dated 29th January, 2025 in favour of M/s. Jadeite Developers LLP.
- j) It appears that Public Notice dated 15th November, 2024 was issued in Free Press Journal and Navshakti newspaper wherein it was informed to the Public at large that the Society with the consent of the MHADA has agreed to go for a redevelopment and has appointed M/s. Jadeite Developers LLP as the Developers to develop the said plot.
- k) I have also directed the regular Searcher, Mr. Ganesh Jadhav, Mumbai, who has taken search for the period of 30 years commencing from (i.e. from 1995 to 2024) of the said plot at the IGR in the office of Sub-Registrar at Mumbai, MHADA and has given report in detail. During the course of his search, the said

Searcher Mr. Ganesh Jadhav did not come across any adverse entry with regard to the said property.

4. Litigation:

- i. No Litigation.

Date : 21st February, 2025



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FLOW OF THE TITLE OF THE SAID PLOT.

Sr. No.

1. 7/12 extract / P. R. Card as on date of application for registration.
2. Search report for 30 years from 1995 to 2024 taken from office of Inspector General of Registration and have examined the Index – II in respect of the above plot.
3. **Any other relevant title.**
 - a) It appears that by an Indenture of Lease dated 7th February, 1991, executed between the Maharashtra Housing and Area Development Authority, therein referred to as “the Lessor”, and the Society namely Charkop (1) Kaveri Co-operative Housing Society Ltd., therein referred to as “the Lessee” the MHADA has granted lease of the said plot in favour of the Society for a period of 90 years with effect from 7th February, 1991.
 - b) It appears that pursuant to the said Deed of Lease, the said Land was divided into 35 plots of B Type and D Type developed plots. The

said Society is having 35 tenements, Plot No.239, RSC 5, and bearing CTS No.3/A/2/30, being part of MHADA land at Charkop, Kandivali, Tal. Borivali, Dist.- Bombay, Mumbai 400 067, 29 Type B tenements admeasuring 25 sq. mtrs and 6 Type D tenements admeasuring 40 sq. mtrs.

- c) It appears that under the aforesaid circumstances, the members of the Society considered the reconstruction / redevelopment of the said plot after demolishing the existing structure from the said plot of the Society.
- d) It appears that the Society after due deliberation and discussions amongst its members, decided to opt for re-development of the said Plot by demolishing the existing structures and constructing new Building / s thereon through appointment of a suitable Builder / Developer for the same as per the process prescribed under the law and accordingly passed a resolution by majority in its Special General Body Meeting held on 12th October, 2024.
- e) It appears that pursuant to the said Tender documents and Special General Body Meeting held and approved the Offer dated 21st August, 2024 made by the Developers herein with 34 members in attendance resolved and decided and accordingly passed a resolution to entrust work of proposed re-Development of the said plot to the Developers herein and further authorized its Managing / Redevelopment Committees to take necessary steps and to execute necessary papers and documents on behalf of the said Society in favour of the Developers.
- f) It appears that the said offer was submitted by M/s. Jadeite Developers LLP to the Society, based on the total plot area, with clear knowledge and understanding that MHADA under DCPR 33(7), DCPR 33(12) A, DCR 1991 and / or DCPR 2034 shall allow

xi. No objection letter dated 11th November, 2024 from Charkop (1) Kaveri Co-operative Housing Society Ltd.

3. On perusal of the above-mentioned documents relating to title of the said plot I am of the opinion that the title of **Maharashtra Housing and Area Development Authority (MHADA)** and further lease by MHADA to Charkop (1) Kaveri Co-operative Housing Society Ltd., is clear, marketable and without any encumbrance.

Owner of the land

Maharashtra Housing and Area Development Authority (MHADA)

LESSEE OF THE LAND

Charkop (1) Kaveri Co-operative Housing Society Ltd CTS No.3/A/2/30 Located at Plot No.239, RSC 5, and bearing CTS No.3/A/2/30, being part of MHADA land at Charkop, Kandivali (West), Taluka - Borivali, District - Bombay, Mumbai 400 067.

4. The report reflecting the flow of the title of the **Maharashtra Housing and Area Development Authority (MHADA)** on the said plot is enclosed herewith as annexure.

5. On the basis of facts set out hereinabove and subject to the Lease between MHADA and Society in my opinion the rights, title and interest of said Developers in the said plot as more particularly described in the Schedule hereunder written is clear and said Society / Developer will be entitled to develop in accordance with law the said plot and construct the building in accordance with sanctioned plan by the concerned authority.

Date: 21st February, 2025


Tejas D. Shah.