

# CHANDRAKANT MORE

TITLE INVESTIGATOR

105-A, 1<sup>st</sup> Floor, Esplanade Mansion, Opp. Bombay University, M.G. Road, Fort, Mumbai – 400 001.

## SEARCH REPORT

Date : 08.07.2021

To,

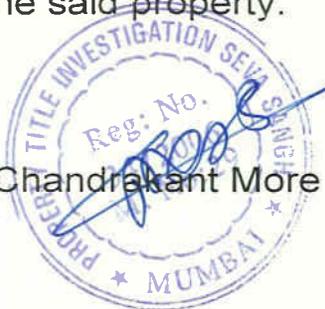
Re: Investigation of title in respect of lease hold Land and Structure, Building no 13 Building Known as “ CHHAYA VIHAR CO-OP HOUSING SOCIETY LTD “, Survey no 287 pt CTS No.19 Part, Area 686.31 Sq.Mtr., Situated at Gulmohar Cross road no.10 JVPD Scheme of Village Vile Parle (W) , Taluka Andheri , M.S.D..

Dear Sir,

As per your instructions I have conducted search through Online as well as manually of the Index-II of the above mentioned property in the Sub Registrar of Assurances, having their office at Mumbai, Bandra, and Chembur for the last 30 years (i.e. from 1992 to 2021) respectively and my search report is as under:

I have found the following documents registered during the search period 30 years from 1992 to 2021 at the office of Sub Registrar of Assurances at Mumbai, Bandra, and Chembur in respect of the said property.

Chandrakant More



**SUB REGISTRAR OFFICE AT MUMBAI (SRO)**

**30 YEARS:**

1992 : Torn Condition  
1993 : Nil (SPT)  
1994  
To : Nil  
1996  
1997 : Nil  
1998 : Torn Condition  
1999 : Nil (SPT)  
2000 : Nil (SPT)  
2001  
To : Torn Condition  
2007  
2008  
To : Nil  
2014  
2015  
To : Index II is not maintained  
2021

**SUB REGISTRAR OFFICE AT BANDRA 30 YEARS:**

1992  
To : Nil (SPT)  
1996  
1997  
To : Torn condition  
2005  
2006  
To : Nil



2014  
2015  
To : Index-II is not maintained  
2021

**SUB REGISTRAR OFFICE AT CHEMBUR 27  
YEARS:**

1995  
To : Nil (SPT)  
1997  
1998 : Torn Condition  
1999  
To : Nil (SPT)  
2007  
2008  
To : Nil – Mix Condition Record  
2014  
2015  
To : Index-II is not ready  
2021

**SUB-REGISTRAR OFFICE AT CHEMBUR - MANUAL  
& ONLINE COMPUTER RECORD CHECKED**

2002  
To : Nil – Some Pages Torn  
2003  
2004 : Entry – Mix Condition Record

BND-1 5261/04	LEASE DEED AV Rs.101700/-  CHHAYA VIHAR CO-OP HSG LTD through Chairman N.M. kambadiya , Secretary J. Thadeshwar. & Others	15.06.04 17.06.04
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	To	
	Maharashtra Housing & Area Development Authority through Dy. Estate Manager R.J. Kharkhanis	

Schedule: Land and Structure, Chhaya Vihar Co-op.  
Housing Society Ltd., Building no .13 sr.no. 287 pt cts  
no 19 pt Adm. Area 686.31Sq.Mtr., of Village Vile parle,  
Taluka Andheri , M.S.D.

BND-1 5262/04	CONVANYED DEED AV Rs.388300/-  Maharashtra Housing & Area Development Authority through Dy. Estate Manager R.J. Kharkhanis  TO  CHHAYA VIHAR CO-OP HSG LTD through Chairman N.M. kambadiya , Secretary J. Thadeshwar. & Others	15.06.04 17.06.04
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Schedule: Land and Structure, Chhaya Vihar Co-op.  
Housing Society Ltd., Building no .13 Sr.no. 287 pt cts  
no 19 pt Adm. Area 686.31Sq.Mtr., of Village Vile parle,  
Taluka Andheri , M.S.D.

2005

To : Nil -- Mix Condition Record

2015

2016

To : Nil -- Mix Condition Record

2020



2021 : Not Ready

**Note:** I have conducted the above search through Online as well as manually. The Search Report is subject to availability of the records at the respective Sub-Registrar Office and computerized intimation records are not available for search. The computerized Index-II print outs and manual Index-II are not properly maintained and Index-II for some of the years are in torn condition. I have taken manual search as per INDEX-II record available at the respective offices at the time of search.

Thanking you,

Yours faithfully

**CHANDRAKANT MORE**  
(Search Clerk)



# CHANDRAKANT MORE

TITLE INVESTIGATOR

105-A, 1<sup>st</sup> Floor, Esplanade Mansion, Opp. Bombay University, M.G. Road, Fort, Mumbai – 400 001.

Date: 08.07.2021

To,

Dear Sir,

## MEMORANDUM OF FEES

PARTICULARS	AMOUNT
<u>Investigation of title in respect of lease hold Land and Structure, Building no 13 Building Known as " CHHAYA VIHAR CO-OP HOUSING SOCIETY LTD " , Survey no 287 pt CTS No.19 Part, Area 686.31 Sq.Mtr., Situated at Gulmohar Cross road no.10 JVPD Scheme of Village Vile Parle (W) , Taluka Andheri , M.S.D..</u>	12,500.00
Miscellaneous charges and typing charges	
<b>TOTAL Rs.</b>	<b>12,500.00</b>

(Rupees Twelve Thousand Five Hundred only)

Yours faithfully

Chandrakant More  
Search Clerk

### My Account Details

A/c. No. 005100100013291  
 Bank NKGSB CO-OP. BANK LTD.  
 Branch Bandra (East)  
 IFSC Code NKGS0000005



## Aakanksha P. Arora

Advocate & IP Attorney

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### FORMAT - A

(Circular No.:- 28/2021)

To

**MAHARERA**

**Mumbai**

### **LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to all piece and parcel of land standing at Sr. No. 287(p), bearing C.T.S No. 19(pt), Village: Ville Parle(p), current status shown registration in the name of Chhaya Vihar Co-Operative Housing Society Ltd., having address at Building No.13, Gulmohar Cross Road No.10, J.V.P.D Scheme, Juhu, Mumbai-400049.

I have investigated the title of the said Property on the request of **M/S. GURUKRUPA REALCON INFRA LLP** and following documents i.e.:-

#### **A. DESCRIPTION OF THE PROPERTY:**

All piece and parcel of land standing at Sr. No. 287(p), bearing C.T.S No. 19(pt), Village: Ville Parle(p), current status shown registration in the name of Chhaya Vihar Co-Operative Housing Society Ltd., having address at Building No.13, Gulmohar Cross Road No.10, J.V.P.D Scheme, Juhu, Mumbai-400049. (Hereinafter referred as the "**SAID PLOT**" and the "**SAID SOCIETY**" resp).

#### **B. THE DOCUMENTS OF ALLOTMENT OF PLOT**

1. By virtue of Indenture of Lease dated 15<sup>th</sup> June 2004 executed by MHADA in favor of Said Society, which is duly registered at the office of Sub-Registrar of Assurances at Bombay under **Reg No.BDR-1/4261** of **2004**. (Hereinafter referred to as "**Said Lease Deed**")
2. Vide a Sale Deed dated 15<sup>th</sup> June 2004 executed by MHADA in favor of the Said Society, which is duly registered at the office of Sub-Registrar of



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Assurances at Bombay under **Reg No.BDR-1/4262 OF 2004**. (Hereinafter referred to as "**Said Sale Deed**")

3. That the plot being situated at Sr. No. 19(pt), forming part of C.T.S No. 287(p) and total plot area as per said Sale & Lease Deed is 686.31**Sq. Meters** and as per site measurement demarcation report by Executive Engineer is **778.13 Sq. Mtrs.**
4. By virtue of Indenture of Development Agreement **Dated: 14<sup>th</sup> June 2021, (BDR-9-6262-2021)** executed by the Said Society in favor of **M/s. Gurukrupa Realcon Infra LLP** (hereinafter referred to as the "**DEVELOPER**") and **20 (Twenty)** Existing members being Confirming party to the Development Agreement (therein referred to as the "**MEMBERS**") transferring Developmental rights.
5. The said society also registered Irrevocable General Power of Attorney (POA), **Dt. 14<sup>th</sup> June 2021 (BDR-9-6263-2021)** executed by Said Society in favor of the Developer for the redevelopment of the said society.

### **C. PROPERTY CARD & MUTATION ENTRY:**

The property Card is extracted online and the mutation entry has not been done by the Chhaya Vihar Co-Operative Housing Society, Building No.13, JVPD Scheme, of said plot.

### **D. SEARCH REPORT FOR 30 YEARS (FROM 1992-2021):**

1. The past 30 years (from 1992-2021) Search Report of the said property has been issued to me dated. 08th July 2021 by Mr. Chandrakant More, registered Search Clerk/ Title Investigator having Registration No.34/2006, M.No.29.
2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property, I have given opinion that the title of the said property is with MHADA and lease and Sale deed is with Chhaya Vihar Co-Operative Housing Society the history of the property is



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clear, marketable and without any encumbrances.

### **E. OWNERS OF THE LAND**

Maharashtra Housing and Development Authority (MHADA) is the original owner and Lessor of the said plot being S. No. 287(p), CTS No. 19(pt) and lease title is with Chhaya Vihar Co-Operative Housing Society and development rights with M/s. Gurukrupa Realcon Infra LLP

### **QUALIFYING COMMENTS/ REMARKS IF ANY: NA**

The Search report and the registered documents provided to me reflecting the flow of the title to MHADA and Lease rights to the said society and development rights as per the registered Development Agreement is with M/s. Gurukrupa Realcon Infra LLP (Developer) for the said property/plot, enclosed Search Report herewith as Annexure.

Encl : Annexure.

Date: 22/09/2021

Aakanksha  
Pankaj Arora

Digitally signed by  
Aakanksha Pankaj Arora  
Date: 2021.09.22  
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**Advocate: Aakanksha P. Arora**



## Aakanksha P. Arora

Advocate & IP Attorney

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### FORMAT – A

(Circular No.:- 28/2021)

#### **FLOW OF THE TITLE OF THE SAID PROPERTY**

1. I have perused the aforesaid documents and it is observed that MHADA is the owner of land or said plot being S. No. 287(p), CTS No. 19(pt), total plot area as per Lease & Sale Deed executed as mentioned herein is 686.31 Sq. Mtrs, as per MHADA's revised layout mentioned is 686.31 Sq. Mtrs and is in possession of Tit-Bit Land area of 91.82 Sq. Mtrs in totality **760.85 Square Meters** standing thereon (Hereinafter referred to as Said land) at JVPD Scheme, Juhu, Gulmohar Cross Road No.10, Vile Parle Village, Mumbai Suburban District-400049. MHADA constructed building at the said land under its Low-Income Group Housing Scheme (LIG) built for about 20 (Twenty) tenements and named it as building No. 13 (said Building). **The said land together with the said land collectively referred as the said property.**
2. The said building consists of 20 tenements and allottees of the said tenements formed themselves Co-operative Housing society Pant Nagar Shree Ganesh Co-Op. Housing Society. Ltd. and registered themselves with the Registrar of Societies bearing Registration No.BOM/HSG/5755/1979 (Said Society) with its constitution and allotting shares to the members and as on today the Managing Committee is consisting of:
  1. Shri. Dayal Singh (Chairman).
  2. Shri. Peter J. Silva (Secretary)
  3. Shri. Manohar Meshram (Treasurer)
3. By Registered Indenture of Lease Deed, 15<sup>th</sup> June 2004, MHADA leased out the said land in favor of the said Society having for the consideration and upon terms and conditions therein contained and also by Sale deed conveyed the said building no. 13 in favor of said Society.



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4. Thereafter the said Society is entitled, seized and possessed the said property.
5. The said Society and Building no. 13 consists of 20 residential flats. The said building was in dilapidated condition and the members thereafter decided to redevelopment the said property by demolishing old building no.13 and to construct a new building on the said property.
6. It is further observed that by Registered **Development Agreement, Dated: 14<sup>th</sup> June 2021, (BDR-9/6262/2021)**, and Registered Power of Attorney, the said Society with consent of the its Existing members decided to grant re-development rights of the said property and appointed to the M/s. Gurukrupa Realcon Infra LLP having LLPN No.AAV7590, Address: Plot No.80/81, C-106, Vashi Plaza, Vashi, Navi Mumbai-400703. (Hereinafter referred to as 'Said Developer') to redevelop the said property for consideration and upon terms and conditions therein contained.
7. It is further observed that in furtherance to Registered Development Agreement, the said Society has also executed Registered Irrevocable General **Power of Attorney (POA), Dt. 14<sup>th</sup> June 2021 (BDR-9/6263/2021)** in favor of M/s. Gurukrupa Realcon Infra LLP for redevelopment of the said property.
8. As per terms & conditions mentioned in the Development Agreement and POA, the developer shall provide:
  - The Developer has prepared plan having 06 or 07 Basements plus stilt plus 16 upper habitable floors, interest free security deposit, Bank Guarantee etc in the name of the society until completion of the redevelopment project.
  - Flats admeasuring. 1180 sq. ft (measurement on basis of internal finished surface of one wall to the internal finished surface of the opposite wall and as per MOFA carpet) useable carpet area on ownership



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basis to the existing members in lieu of their existing flats free of cost in proposed new building.

- Two independent Car park slots i.e. 40 car parking spaces to each of the member free of cost as per MHADA Rules and regulations.
  - Developer shall sell remaining flats and parking spaces to the prospective purchasers.
9. As instructed by you I have caused search to be taken in the offices of the Sub Registrar of Assurances at Bandra & Chembur for the last 30 years (i.e. from 1992 to 2021) and no adverse entry is found.
10. On perusal of property card, Offer Letter, Demarcation Letter, IOA by MHADA and the search report by registered Search Clerk, I conclude that the title of the said property appears to be clear and marketable.
11. As per the Documents no litigation is found on the said property and on perusal of the search report and the documents, the title of the said property for required purpose appears to be clear and marketable for M/s. Gurukrupa Realcon Infra LLP.

**Date: 22/09/2021**

Aakanksha Pankaj Arora  
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Aakanksha Pankaj Arora  
Date: 2021.09.22  
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**Advocate: Aakanksha P. Arora**