

HARDIK J. DESAI

Advocate

Add: - A/501, Silver Sands CHS Ltd., Piramal Nagar, Goregaon – (W), Mumbai – 400 062.

Cell No. – 8976101452

E- mail: - hardik.jalis@gmail.com

FORMAT – A

(Circular No:- 28 /2021)

To

Maharashtra Real Estate Regulatory Authority,

6th & 7th Floor, Housefin Bhavan,

Plot No. C-21, E-Block, BKC,

Bandra (E), Mumbai – 400 051.

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to plot no. CTS/C.S. No. 1(part), Survey No. 41 corresponding to new CTS No. 1A/289/1 and 1A/289/2 of village Oshiwara Situated at New Link Road, Oshiwara, Taluka/ District Andheri (hereinafter referred as the Said plot).

I have investigated the title of the said plot on the request of PRABHKAR KUNTE CO-OPERATIVE HOUSING SOCIETY LIMITED and following documents i.e.:-

1. Description of the property

All that piece or parcel of land or ground admeasuring 1,740.00 (One Thousand Seven Hundred Forty) bearing CTS No. 1(part), Survey No. 41 corresponding to new CTS No. 1A/289/1 and 1A/289/2 of village Oshiwara, Taluka Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with Buildings standing thereon and known as “Building No. 5 & 6” consisting of Ground and Five upper floors situate lying and being at the New Link Road, Oshiwara, Jogeshwari (West), Mumbai – 400 102 and bounded as follows, that is to say:-

On or towards the North	:	Petrol Pump
On or towards the East	:	Open Space
On or towards the South	:	Open Space reserved for Garden
On or towards the West	:	27'.45” Sq.Mtr. Wide Road

2. The documents of allotment of plot
 - i) Lease deed dated 23rd December 1997 duly registered with the Sub-Registrar of Bombay under No. BDR-1-1221-2007 made between Maharashtra Housing and Development Authority (therein referred to as “the Lessor”) and Prabhakar Kunte Co-Operative Housing Society Ltd (therein referred to as “the Lessee”)
 - ii) Property card issued by City Survey Officer dated 04.03.2023, Mutation Entry No. 745.
 - iii) Search report for 30 years from 1993 till 2023.
3. 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 **PRABHAKAR KUNTE CO-OPERATIVE HOUSING SOCIETY LIMITED** is clear, marketable and without any encumbrances.
4. The report reflecting the flow of the title of the **PRABHAKAR KUNTE CO-OPERATIVE HOUSING SOCIETY LIMITED**, on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 29.03.2024

Place: Mumbai.


Advocate

FLOW OF THE TITLE OF THE SAID LAND

- A. Maharashtra Housing and Development Authority (“**MHADA**”) was seized and possessed or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 1,740 square meters situated at Survey No. 41, City Survey No.1 (Part) of village Oshiwara being part of MHADA’s land at Oshiwara, Jogeshwari (West), Mumbai - 400 102 in the Registration District Mumbai Suburban District;
- B. Under the Scheme of Housing for Higher Income Group, MHADA constructed Building Nos. 5 & 6 on the Site, consisting of 40 tenements (the “**Tenements**”). The said Tenements were sold and allotted to various individuals by MHADA. The allottees of the said Tenements formed the Society, which now comprises of the occupants of the tenements in the Buildings on the Site. The buildings were conveyed by MHADA to the Society by Sale Deed dated December 23, 1997;
- C. By an Indenture of Lease dated December 23, 1997, registered at Serial No. BDR-1-1221-2007 (the “**Lease Deed**”), MHADA granted a lease of the Land in favour of the Prabhakar Kunte Co-Operative Housing Society Limited Society for 99 years commencing from June 1, 1990.
- D. Property Registration Card issued by City Survey Officer, Mumbai.
- E. Search Report for 30 years from 1993.

DETAILS OF THE PLOT:

The following is the devolution of title of Property:

- 1) By an Indenture of Lease dated December 23, 1997, registered at Serial No. BDR-1-1221-2007 (the “**Lease Deed**”), MHADA granted a lease of the Land in favour of the Prabhakar Kunte Co-Operative Housing Society Limited Society for 99 years commencing from June 1, 1990
- 2) The name of the Owners is reflected on the Property Register Card in respect of the Property.
- 3) There are no notices that have been served for any litigation in any court of law related to the said property till date of issue of this certificate.



Advocate

Date: 29.03.2024

Place: Mumbai.