

FORMAT -A

(Circular No.:-28/2021)

To,
Maharashtra Real Estate Regulatory Authority
Mumbai

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to all that piece and parcel of land admeasuring 4097.26 sq. meters, [i.e., original 6735.50 sq.mtrs less area 2638.24 sq.mtrs being proportionate area deducted for OCC granted buildings], bearing CTS No.554(A) (part) of Village Kondivita, Taluka Andheri in the Registration District of Mumbai City and Sub-District of Mumbai Suburban situate, lying and being at Mahakali Caves Road, Andheri (East), Mumbai-400093 and bounded as follows: On or towards North: by Veravali Border; On or towards South: by Mahakali Gunfa Marg; On or towards East: by CTS No.554(A) (part) Jagruti Co-operative Housing Society Ltd.; On or towards West: by Veravali Border (**said Kondivita Property**).

We have investigated the title of **M/s. MOHID CONSTRUCTION COMPANY** a sole proprietary concern of Mohid Zahur Aziz having his Office at Swiz Heights, Upper Ground Floor, Suresh Nagar, RTO Lane, Andheri (West), Mumabi-400053, (**the said Developer**) as Developers to develop the said Kondivita Property as per the Scheme sanctioned by Slum Rehabilitation Authority (**SRA**).

1. Description of the said Kondivita Property (being the captioned property);
2. (A) The documents of the said Kondivita Property:

- (i) Photocopy of Indenture of Lease dated 24th April, 1991 executed by and between Maharashtra Housing and Area Development Authority (therein referred to as Authority) and Andheri Sundar Nagar Utkarsh Co-operative Housing Society Ltd.,(therein referred to as Society) in respect of the said Kondivita Property;
- (ii) Photocopy of Letter of Intent bearing No.SRA/ENG/396/KEL/MHL/LOI dated 1st March, 2000 for Sundar Nagar Co-operative Housing Society Ltd.;
- (iii) Photocopy of Letter of Intent bearing No.SRA/ENG/KW/KE/STGL-MHL/511/LOI dated 26th July,2000 for clubbing of two slum redevelopment schemes i.e., Suresh Nagar Scheme and Sundar Nagar Scheme;
- (iv) Photocopy of a Development Agreement dated 2nd August, 2001 executed by and between Andheri Sundar Nagar Utkarsha Co-operative Housing Society Ltd., (therein referred to as Society) and M/s. Mohid Construction Company (therein referred to as Developers) in respect of the said Kondivita Property;
- (v) Photocopy of a Power of Attorney dated 2nd August, 2001 executed by Bhagoji Narayan Gurav & 10 Ors, being the office bearers of Andheri Sundar Nagar Utkarsha Co-operative Housing Society Ltd., in favour of M/s. Mohid Construction Company in respect of the said Kondivita Property;
- (vi) Photocopy of Letter of Intent bearing No.SRA/ENG/396/KE/MHL/LOI and SRA/ENG/511/KW/ STGL/LOI dated 12th July, 2021;
- (vii) Photocopy of Intimation of Approval bearing No. SRA/ENG/K-E/MHADA/ 0006/ 19990802/C1 dated 23rd July, 2021;

(viii) Photocopy of Commencement Certificate bearing No.SRA/ENG/K-E/MHADA /0006/ 19990802/C1 dated 28th July, 2021.

(B) We have perused following additional documents in respect of Ambivali Property since approvals are issued by clubbing 2(two) schemes:

- (i) Development Agreement dated 15th February, 1997 executed by and between Suresh Nagar Co-operative Housing Society Ltd. (therein referred to as Society) and M/s. Mohid Construction Company (therein referred to as Developers) in respect of the said Ambivali Property;
- (ii) Power of Attorney dated 5th March, 1997 executed by Suresh Nagar Co-operative Housing Society Ltd., in favour of M/s. Mohid Construction Company in respect of the said Ambivali Property;
- (iii) Letter of Intent bearing No.SRA/Dy.C.E/72/ KW/ GL/LOI dated 30th August, 1997 for Suresh Nagar Society.

- 3. Property Card in respect of CTS No.554(A) (part) of Village Kondivita, admeasuring 6735.50 sq. meters, standing in the name of MHADA and name of "Andheri Sundar Nagar Utkarsh Co-operative Housing Society Ltd.," is shown as lessee for area admeasuring 6735.50 sq. meters.
- 4. Search Report dated 16th August, 2021 of search clerk, Shriniwas A. Chipkar in the following Offices of Sub-Registrar of Assurances at (i) Mumbai and Bandra Office for a period of 51 years i.e., from 1971 to 2021 (both inclusive); (ii) Andheri for a period of 19 years i.e., from 2002 to 2021 (both inclusive); (iii) Khar for a period of 16 years i.e., from

2005 to 2021 (both inclusive); (iv) Jogeshwari for a period of 8 years i.e., from 2013 to 2021 (both inclusive); (v) Vile Parle for a period of 3 years i.e., from 2018 to 2021 (both inclusive).

On the perusal of the aforementioned documents and all other relevant documents relating to the said Kondivita Property, we are of the opinion that the title of the said Developer that subject to compliance of the terms of the LOI, IOA various sanctions/ permissions, approvals and order of SRA and other concerned authorities M/s. Mohid Construction Company is entitled to develop the said Kondivita Property and construct composite Building with Wing 'B' and 'C' on the said Kondivita Property as per the Scheme sanctioned by SRA under further revised LOI dated and subject to terms and conditions of the LOI's/approvals sell the Flats/ units in sale Building to be constructed on the said Kondivita Property.

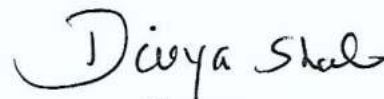
Owner of the land is The Maharashtra Housing and Area Development Authority (MHADA).

Qualifying comments/remarks as mentioned in flow of the title enclosed herewith as an annexure.

5. The report reflecting the right of the said Developer to develop the said Property is enclosed herewith as annexure:

Dated this 4th day of September, 2021.

For Divya Shah Associates


Partner

Encl: Annexure