



FORMAT – A
(Circular No.28/2021)

Date: 03/03/2025

To
MahaRERA
Housefin Bhavan,
Near Reserve Bank of India, "E" Block,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to of all that piece and parcel of plot of land admeasuring about about 1368.12 sq. meters being part of the MHADA's layout being Plot No. 918, RSC-20, City Survey No. 41, Village- Charkop, Taluka – Borivali, Dist. - Mumbai Suburban situate at Charkop, Kandivali (West), Mumbai – 400 067 (Hereinafter referred to as "**the said Property**").

1. On request of **M/s. Drashti Realtors Pvt. Ltd.** a Private Limited Company created under the Indian Companies Act, 2013 having their registered office at 201, Acme Shopping Arcade, Trikamdas Road, Kandivali West, Mumbai 400067, we have investigated their title to develop the said property (Hereinafter referred to as "**the said Developers**").



- 1) **Description of the Property:** all that piece and parcel of plot of land admeasuring about about 1368.12 sq. meters being part of the MHADA's layout being Plot No. 918, RSC-20, City Survey No. 41, Village- Charkop, Taluka – Borivali, Dist. - Mumbai Suburban situate at Charkop, Kandivali (West), Mumbai – 400 067.
- 2) The documents of allotment of the property (As per **Annexure "A"** attached)
- 3) Public notice in two newspapers namely Free Press Journal in English and Navshakti in Marathi on 27/11/2024.
- 4) Search Report for 41 years carried out by search clerk S.D. JADHAV, as per his Search Report dated 05/12/2024.

2. On perusal of the above-mentioned documents and all other relevant documents relating to the said property we are of the opinion that the title of **M/s. Drashti Realtors Pvt. Ltd.** to develop the said property is clear and marketable.

- (1) **Lessee of the land: CHARKOP JAI BHARAT CO-OPERATIVE HOUSING SOCIETY LTD.,** a Co-operative Housing Society, registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM(MHADB)/HSG (WP)/(TC)/12653



/2008-2009 Dt. 31/12/2008 and having its registered office at Cluster Plot No.918, RSC 20, at Survey No.41 part of Charkop - Village, Taluka-Borivali, Mumbai - 400 092 (Hereinafter referred to as **"the Society"**) being lessees of MHADA with respect to Property being all that piece and parcel of plot of land admeasuring about about 1368.12 sq. meters being part of the MHADA's layout being Plot No. 918, RSC-20, City Survey No. 41, Village- Charkop, Taluka - Borivali, Dist. - Mumbai Suburban situate at Charkop, Kandivali (West), Mumbai - 400 067 (Hereinafter referred to as **"the said Property"**).

- (2) Qualifying comments/remarks (As per **Annexure "B"** attached)
- (3) The report reflecting the flow of the title of **M/s. Drashti Realtors Pvt. Ltd.** to develop the said property is enclosed herewith as **Annexure "C"**

Encl: Annexures A to C


Advocate

Date: 03/03/2025



Registration No.: MAH/1298/1987
Dt. 05/10/1987

Annexure A: Title Documents of the property:

- i. Indenture of Lease Dt.12.05.2010 duly registered with Sub-Registrar of Assurance, Borivali, under Sr. No. BDR-10/04783/2010.
- ii. Development Agreement Dt.12/09/2024 duly registered with Sub-Registrar of Assurance, Borivali, under Sr. No. BRL-4-13781-2024.
- iii. Power of Attorney Dt.21/09/2024 duly registered with the office of Sub-Registrar of Assurances, Borivali under Serial No. BRL-4-14135-2024.
- iv. Intimation of Approval (IOA) Dt.10/01/2024 bearing number MH/EE/(BP)/GM/MHADA-76/1880/2024/IOA/1/New.
- v. Commencement Certificate Dt.12/03/2024 bearing number MH/EE/(BP)/GM/MHADA-76/1880/2024/CC/1/New.
- vi. Public notice in two newspapers namely Free Press Journal in English and Navshakti in Marathi on 27/11/2024.
- vii. Search Report for 41 years carried out by search clerk S.D. JADHAV, as per his Search Report dated 05/12/2024.

Advocate
(Stamp)

Date: 03/03/2025



Registration No.: MAH/1298/1987
Dt.05/10/1987

Annexure B: Qualifying comments/remarks :

- (A) It appears that, the Maharashtra Housing and Area Development Authority ('MHADA') is owner of or otherwise well and sufficiently entitled to a piece or parcel of leasehold land being part of the MHADA's layout being Plot No. 918, RSC-20, City Survey No. 41, Village- Charkop, Taluka – Borivali, District - Mumbai Suburban situate at Charkop, Kandivali (West), Mumbai – 400 067.
- (B) It appears that, the said property bearing cluster plot consisted of 27 developed plots of 'B' type admeasuring 30 sq. mtrs. each and 7 developed plots of 'D' type admeasuring 40 sq. mtrs. each and had been provided with the necessary infrastructure, common facilities and amenities.
- (C) It appears that, the said Developed plots on the said property had been allotted by the Authority under its sites and services Scheme prepared under the Mumbai Urban Development Project aided by World Bank to the specified persons/Allottees.
- (D) It appears that, they said Allottees had on allotment of the Developed Plots formed themselves into Co-operative Housing Society in the name Society herein under the provisions of Maharashtra Co-operative Societies Act- 1960 for dealing with problems and matters connected with common facilities and amenities.
- (E) It appears that, under Indenture of Lease dated 12.05.2010 the said Authority granted lease of the said property to the said



society for the period of 90 years commencing from 04/05/2010 upon the payment of premium and on payment of lease rent and on other terms and conditions as stated therein. The said Indenture of Lease is registered with Sub-Registrar of Assurance, Borivali – Taluka, Borivali, under Sr. No. BDR-10/04783/2010.

- (F)** It appears that, the Society had obtained Intimation of Approval (IOA) Dt.10/01/2024 from MHADA bearing number MH/EE/(BP)/GM/MHADA-76/1880/2024/IOA/1/New.
- (G)** It appears that, pursuant thereto the said IOA, the Society had also obtained Commencement Certificate Dt.12/03/2024 bearing number MH/EE/(BP)/GM/MHADA-76/1880/2024/CC/1/New for work upto top of plinth level as per approved plan dated 10.01.2024.
- (H)** It appears that, thereafter under Development Agreement dated 12/09/2024 executed by and between "the Society" of the First Part and M/s. Drashti Realtors Pvt. Ltd. of the Second Part, the Society granted development rights in respect of the said property to the said Developers for valid consideration and on the terms and conditions as recorded in the said Development Agreement Dt.12/09/2024. The said Development Agreement is duly registered with Sub-Registrar of Assurance, Borivali, under Sr. No. BRL-4-13781-2024.
- (I)** It appears that, pursuant to the said Development Agreement, the said Society has also executed a Power of Attorney Dt.21/09/2024 in favour of the said Developers M/s. Drashti



Realtors Pvt. Ltd. with respect to Development of the said Property. The said Power of Attorney is also duly registered with the office of Sub-Registrar of Assurances, Borivali under Serial No. BRL-4-14135-2024.

(J) In the circumstances, we hereby certify that, in our opinion, subject to whatever stated above, the prima facie title of M/s. Drashti Realtors Pvt. Ltd to develop the said Property more particularly stated in Schedule hereunder written as disclosed by the relevant documents, is marketable, free from all encumbrances and charges and that the said M/s. Drashti Realtors Pvt. Ltd. is entitle to develop the said property. This Title Certificate has been issued on the strict understanding and agreement that the same is for the limited purpose of prima facie certification of title for the development of the said Property and for no other purpose, it being clearly agreed and understood that the certification for any other purpose shall be issued after due investigation of title, as such advocate may deem fit.

(K) Further it being clearly agreed and understood that this Title Certificate is issued on perusal of the photocopies of documents and averments made in Agreements, Papers and Documents referred above and that no original documents are produced before us and we have relied upon the photocopies of documents produced before us.



IT MAY BE NOTED THAT:

- (a)** We have not visited/inspected any part of the Demised property or any part thereof;
- (b)** We have barely seen copies of documents furnished to us and referred herein.
- (c)** The aspects of zoning, permitted use, reservation/set back (if any), development potential/Floor Space Index and developability of the Demised Property fall within the scope of an architect review and we express no views about the same; and
- (d)** The following has been assumed by us:
 - i.** Copies of documents/papers provided to us are precise and genuine copies of originals
 - ii.** Each document/paper has been signed/executed by persons purporting to sign/execute the same and such person has full authority and power to do so; and
 - iii.** Save and except the Documents referred to in Annexure "A" none of the other Documents referred in this Certificate has been submitted to us and the averments herein are made in respect of such documents from the above Documents received by us and that we have not seen or inspected the originals of such Documents and this Certificate is based on presumption that such documents referred as precise and genuine.



- (b) In no circumstances, shall the cumulative liability, if any, of our firm viz. Messrs. Kirti Nagda & Associates, Advocates & Notary, its Associates or employees, in connection with the preparation or issue of this Report on Title, exceed the professional fees paid by M/s. Drashti Realtors Pvt. Ltd. or anyone on their behalf to us.

Yours Truly,

(Advocate)



Date: 03/03/2025

Registration No.: MAH/1298/1987
Dt. 05/10/1987

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Annexure "C"

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.	Particulars	Particulars
3	Search Report	Search Report for 41 years carried out by search clerk S.D. JADHAV, as per his Search Report dated 05/12/2024.
4	Any other relevant title	<p>i. Indenture of Lease Dt.12.05.2010 duly registered with Sub-Registrar of Assurance, Borivali, under Sr. No. BDR-10/04783/2010.</p> <p>ii. Intimation of Approval (IOA) Dt.10/01/2024 bearing number MH/EE/(BP)/GM/MHADA-76/1880/2024/IOA/1/New.</p> <p>iii. Commencement Certificate Dt.12/03/2024 bearing number MH/EE/(BP)/GM/MHADA-76/1880/2024/CC/1/New.</p> <p>iv. Development Agreement Dt.12/09/2024 duly registered with Sub-Registrar of Assurance, Borivali, under Sr. No. BRL-4-13781-2024.</p>



		<p>v. Power of Attorney Dt.21/09/2024 duly registered with the office of Sub-Registrar of Assurances, Borivali under Serial No. BRL-4-14135-2024.</p> <p>vi. Public notice in two newspapers namely Free Press Journal in English and Navshakti in Marathi on 27/11/2024.</p>
5	<p>Litigations</p> <p>if any:</p>	N.A.

Yours Truly,

Date: 03/03/2025

(Advocate)



