

TITLE REPORT

To,

Date: 28/01/2025

Maha RERA,
Mumbai.

Sub: Title clearance certificate with respect to All that piece and parcel of land bearing **CTS No. 1C/1/168 admeasuring 750.51 sq. mtrs.** at Village Kandivali, Plot no. 214, Charkop Sector -4, Charkop, Kandivali West, Mumbai – 400067 within the registration Sub-District of Borivali, Mumbai Suburban District (hereinafter referred to as **"The said Plot"**) (hereinafter referred to as **"this Report"**).

1. I have investigated the title of the said Plot on the request of my Client M/s **GAGANGIRI CONSTRUCTION** (hereinafter referred to as "the said Company.") and following documents i.e. :-

- i. **Description of the property:** ALL THAT piece and parcel of land bearing **CTS No. 1C/1/168 admeasuring 750.51sq.mtrs.** at Village Kandivali, Plot no. 214, Charkop Sector -4, Charkop, Kandivali West, Mumbai – 400067 within the registration Sub-District of Borivali, Mumbai Suburban District.
- ii. Lease deed issued by MHADA dated 21.01.1987 in favour of **GIC EMPLOYEE'S CHARKOP SEA ROCK CO-OPERATIVE HOUSING SOCIETY LIMITED.**
- iii. Registered Development agreement dated 08.05.2024 executed between **GIC EMPLOYEE'S CHARKOP SEA ROCK CHS. LTD.** and M/s. **GAGANGIRI CONSTRUCTION**, bearing registration BRL-6-10729-2024.
- iv. Registered Power of attorney dated 08.05.2024 executed between **GIC EMPLOYEE'S CHARKOP SEA ROCK CHS. LTD.** and M/s. **GAGANGIRI CONSTRUCTION**, bearing registration BRL-6-10734-2024.
- v. Property Card in respect of the Plot with mutation Entry.

Kamble


- vi. Search Conducted for a period of 30 years starting from 1994 To 2024
2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of the property described in the schedule herein underwritten is clear, marketable and without any encumbrances or any litigation and M/s. **GIC EMPLOYEE'S CHARKOP SEA ROCK CHS. LTD.** is the Lessee of the MHADA in respect of the said Plot. I am of the opinion that **M/s. GAGANGIRI CONSTRUCTION** has clear, marketable title for Development of the said property as a Developer of the said property.
3. The report reflecting the flow of the title of the M/s. **GAGANGIRI CONSTRUCTION** on the said land is enclosed herewith as annexure.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing **CTS No. 1C/1/168** admeasuring **750.51 sq. mtrs.** at Village Kandivali, Plot no. 214, Charkop Sector -4, Charkop, Kandivali West, Mumbai – 400067 within the registration Sub-District of Borivali, Mumbai Suburban District alongwith the Building standing thereon and bounded as follows. That is to say:-

On or towards the North by :	Existing Chawl no. 437
On or towards the West by :	Plot no.212
On or towards the South by :	DP Road
On or towards the East by :	Plot no.216

Mumbai: Dated 28/01/2025


Amita V. Kamble
(Advocate)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

Date: 28/01/2025

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Maharashtra Housing & Area Development Authority (hereinafter referred as MHADA) is **the absolute Owner** of land lying being and situated at plot bearing CTS No. 1C/1/168 village Kandivali admeasuring 751.50 sq. mtrs. Plot No. 214 Charkop, Sector -4 Kandivali West, Mumbai-400067, within the registration Sub-district of Borivali, Mumbai Suburban District. (hereinafter referred to as the said Land /Property).
- 3) The MHADA has allotted the said land under Higher Income Group category "HIG Category" **on lease for the period of 90 years in favour of the G.I.C. EMPLOYEE'S CHARKOP SEA ROCK CHS. LTD.** vide Under Indenture of Lease dated 21.01.1987.
- 4) **G.I.C. EMPLOYEE'S CHARKOP SEA ROCK CHS. LTD.** vide Registered Development agreement dated 08.05.2024 executed between GIC EMPLOYEE'S CHARKOP SEA ROCK CHS. LTD. and M/s. GAGANGIRI CONSTRUCTION, bearing registration BRL-6-10729-2024 and Registered Power of attorney dated 08.05.2024 executed between GIC EMPLOYEE'S CHARKOP SEA ROCK CHS. LTD. and M/s. GAGANGIRI CONSTRUCTION, bearing registration BRL-6-10734-2024, the said society i.e. GIC EMPLOYEE'S CHARKOP SEA ROCK CHS. LTD., **has granted development rights in favour of M/s. GAGANGIRI CONSTRUCTION** for the redevelopment of the plot bearing CTS No. 1C/1/168 village Kandivali admeasuring 751.50 sq. mtrs., Plot No. 214 Charkop, Sector -4 Kandivali West, Mumbai-400067.
- 5) There is No Litigation or any other encumbrances on the said property.

Mumbai: Dated 28/01/2025

Amita V. Kamble
(Advocate)