

**TITLE REPORT**

To,

**Maha RERA,**  
Mumbai.

Date: 11.06.2025

**Sub:** Title clearance certificate with respect to All that piece and parcel of land bearing Survey no.149, **CTS No. 1C/1/557 admeasuring 900.00 sq.mtrs.at Village Kandivali, Plot No.254, 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 GARGI 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 Survey No.149 **CTS No. 1C/1/557 admeasuring 900.00 sq.mtrs. at Village Kandivali, Plot No.254, Charkop, Kandivali West, Mumbai-400067** within the registration Sub-District of Borivali, Mumbai Suburban District.
  - ii. Lease deed issued by MHADA Dated 15th July 1992 in favour of **CHARKOP GARGI CO-OPERATIVE HOUSING SOCIETY LIMITED.**
  - iii. Registered Development agreement dated 03.10.2024 executed between **CHARKOP GARGI CHS Ltd** and M/s. **GAGANGIRI GARGI CONSTRUCTION**, bearing registration Brl-6-21325-2024.
  - iv. Registered Power of attorney dated 03.10.2024 executed between **CHARKOP GARGI CHS Ltd** and M/s. **GAGANGIRI GARGI CONSTRUCTION**, bearing registration Brl-6-21327-2024.
  - v. Property Card in respect of the Plot with mutation Entry.
  - 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 the Maharashtra Housing and Area Development Authority (MHADA) is the owner of the said plot and M/s. **CHARKOP GARGI CHS Ltd** is the Lessee of the said Land Owned by MHADA. I am of the opinion that **M/s. GAGANGIRI GARGI CONSTRUCTION** has clear, marketable title for Development of the said property as a Developer of the said property as per the Development agreement.
3. The report reflecting the flow of the title of M/s. **CHARKOP GARGI CHS Ltd** and the Developer M/s. **GAGANGIRI GARGI CONSTRUCTION** on the said land is enclosed herewith as annexure.

**THE SCHEDULE ABOVE REFERRED TO**

All that piece and parcel of land bearing Survey No.149 of Kandivali Village bearing CTS NO.1C/1/557 admeasuring 900 sq. mtrs, Plot No. 254, Charkop, Kandivali West, Mumbai-400067 within the registration Sub-District of Borivali, Mumbai Suburban District along with the building standing thereon and bounded as follows. That is to say:-

On or towards the North by : CL-516 and CI-517

On or towards the South by : Existing DP Road

On or towards the East by : Plot No. 252

On or towards the West by : Plot No. 256

Mumbai: Dated 11/06/2025

  
**Amita V. Kamble**  
(Advocate)

**FLOW OF THE TITLE OF THE SAID LAND.**

Sr.No.

Date: 11.06.2025

- 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 absolutely Owner** of land lying being and situated at plot bearing Survey No.149 of Kandivali Village bearing CTS NO.1C/1/557 admeasuring 900 sq. mtrs, Plot No. 254, Charkop, 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 CHARKOP GARGI CHS Ltd** vide Under Indenture of Lease dated 15th July 1992.
- 4) **CHARKOP GARGI CHS Ltd** vide Registered Development agreement dated 03.10.2024 executed between CHARKOP GARGI CHS Ltd and M/s. GAGANGIRI GARGI CONSTRUCTION, bearing registration Brl-6-21325-2024 and Registered Power of attorney dated 03.10.2024 executed between CHARKOP GARGI CHS Ltd and M/s. GAGANGIRI GARGI CONSTRUCTION, bearing registration Brl-6-21327-2024, the said society i.e. CHARKOP GARGI CHS Ltd, **has granted development rights in favour of M/s. GAGANGIRI GARGI CONSTRUCTION** for the redevelopment of the plot bearing Survey No.149 of Kandivali Village bearing CTS NO.1C/1/557 admeasuring 900 sq. mtrs, Plot No. 254, Charkop, Kandivali West, Mumbai-400067.
- 5) There is No Litigation or any other encumbrances on the said property.

Mumbai: Dated 11/06/2025

**Amita V. Kamble**  
**(Advocate)**