

Miss. SHRILEKHA G. MHABADI., M.com, LLB

ADVOCATE HIGH COURT

Shop No. 2, Ground Floor, Vishnu CHS Ltd, Plot No 184A, Sector 19,
Koparkhairane, Navi Mumbai -400709

Date : 20/12/2024

FORMAT A
(CIRCULAR NO 28/2021)

To
Mah RERA
Housefin Bhavan,
Plot No. C-21,
Bandra Kurla Complex,
Bandra (East),
Mumbai – 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.93, RSC-48,C.T.S.19 (PT.), MHADA Layout Situated at Gorai – II, Gorai, Taluka- Borivali, District Mumbai Suburban. Hereinafter referred as the said plot "Gorai Skylark CHS Ltd." (Project name – Gorai Skylark)

I have investigated the title of the said plot on the request of M/s. Multi Space Developers Pvt.Ltd. a company registered under the companies act and having its office at Shop No.2, Gorai Shree Sai Darshan CHS Ltd., RDP -1, Gorai -1, Plot No. 31, Borivali (w), Mumbai – 400092. ("Developer") and perused the copies of the following document.

1) Description of the property.

This land bearing CTS/C.S. No.19 (PT), Plot No.93, RSC -48 admeasuring in aggregate 983.78 Sq. mtr. situated at at Gorai -II, Taluka- Borivali, District Mumbai Suburban.

2) The documents of allotment of plot.

By the Indenture of Lease dated 24/11/1994 made, executed and entered into by and between the Maharashtra Housing and Area Development Authority (MHADA) of the One Part and the Society herein of the Other Part duly registered before the office of the Sub Registrar of Assurances, the said Authority alienated, demised sold, leased, transferred and conveyed all its right, title and interest in respect of society plot of land admeasuring about 983.78 Sq.mtrs along with 35 tenements standing thereon (third Part) in Building on Plot No. 93, CTS (PT.), Gorai-II, RSC 48, MHADA Layout, Borivali (west), Mumbai 400092, hereinafter referred to as “the said property”

3) 7/'12 extract or property card

Detail documents attached

4) Search report for 30 years

I have relied upon the search report issued by Mr.Kisan Bhide (Title Investigator)

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

(following owner/promoter/ developer/company) :

Gorai Skylark CHS Ltd. Plot no.93, RSC-48, Gorai Road, MHADA Layout, C.T.S. No. 19 (PT), of Village Borivali (West), Mumbai – 400092 registered office at Gorai Skylark CHS Ltd is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

Gorai Skylark CHS Ltd. Plot no.93, CTS/C.S. No.19 (PT), Situated at Gorai-II, Taluka- Borivali, District Mumbai Suburban. Gorai Skylark CHS Ltd. – Project Name : Gorai Skylark. *SM*

Qualifying comments/remarks if any.....

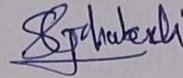
The report reflecting the flow of the title of the owner is Gorai Skylark CHS Ltd. Plot No.93, RSC-48, Gorai Road, MHADA Layout, C.T.S. No. 19 (PT), of Village Borivali (W), Mumbai – 400092 registered office at Gorai Skylark on the said land is enclosed herewith as annexure.

Encl: Annexure as above.

Place : Mumbai

Date : 20th December, 2024

Yours Truly,



Shrelekha G. Mhabadi
Advocate High Court

Miss. SHRILEKHA G.MHABADI
ADVOCATE HIGH COURT,
Shop No 02, Vishnu CHS Ltd,
Plot No. 184A, Sector-19 Koparkhairne
Navi Mumbai – 400 709

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Koparkhairane, Navi Mumbai -400709

FORMAT A
(CIRCULAR NO 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1. By the Indenture of Lease dated 24/11/1994 made, executed and entered into by and between the Maharashtra Housing and Area Development Authority (MHADA) of the One Part and the Society herein of the Other Part duly registered before the office of the Sub Registrar of Assurances, the said Authority alienated, demised sold, leased, transferred and conveyed all its right, title and interest in respect of society plot of land admeasuring about 983.78 Sq.mtrs along with 35 tenements standing thereon (third Part) in Building on Plot No. 93, CTS (PT.), Gorai-II, RSC 48, MHADA Layout, Borivali (west), Mumbai 400092, hereinafter referred to as "the said property".
2. The Gorai Skylark CHS Ltd is a society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, in Mumbai having its Registration No. BOM (MHADA) / HSG (TC)/ 8753/1994-95. The Society is having 25 Residential Flats and 10 Commercial Shop at ground level in the society building.
3. The Society is well and sufficiently seized and possessed of or well and sufficiently entitled to all that piece or parcel of land bearing Plot No. 93, CTS 19 (PT), Gorai -II, RSC -48, MHADA Layout, Borivali (West), Mumbai, admeasuring 983.78 Sq.mtrs as per lease deed additional land or thereabouts.
4. Under the Indenture Lease dated 24/11/1994 and the land underneath and around the building and the building itself, has been leased to the Society for

- a period of 90 years with effect dated 24/11/1994 on the terms and conditions mentioned in the said Indenture of Lease;
5. The building of the society is constructed in the year 1997 and is about 27 years old and due to passage of time, the building is in dangerous and dilapidated conditions and beyond repairs under the provisions of MHADA Act, 1976 and also requires heavy repairs which is practically not possible for the members because of lack of sufficient funds, therefore it is unanimously decided by the majority members of the society to go for redevelopment.
 6. The Society by their Resolution dated 09/07/2023 appointed M/s. Rachana Project Consultants as their Project Management Consultant (PMC). The Society in their General body meeting held on 18/02/2024 unanimously resolved to accept the revised offer dated 18/12/2023 of the M/S. MULTI SPACE DEVELOPERS PVT.LTD and further resolved to grant development rights in respect of said property to the M/S. MULTI SPACE DEVELOPERS PVT.LTD.
 7. The society has duly obtained permission of the Registrar of Co-Operative Societies, Mumbai with respect to redevelopment of the said society, as required under the provisions of Section 79(A) of the Maharashtra Co-Operative Societies Act, 1960 and the Maharashtra Co-Operative Societies Rules, 1961; A copy of the letter dated 21/02/2024 bearing Mumbai / जा. क्र. मुं मं/ उपनि /ससं. (मुं.प.उ.)/बी-१/७५६/२०२४ granting permission by the Registrar of Co-Operative Societies to Proceed for Redevelopment by appointing developer M/S. MULTI SPACE DEVELOPERS PVT.LTD
 8. By an AGREEMENT FOR REDEVELOPMENT dated 30/10/2024 made, executed and entered into by and between the Gorai Skylark CHS Ltd of the One Part and the Developer herein M/s. Multi Space Developers Pvt Ltd of the Other Part duly registered before the office of the Sub Registrar of Assurances Borivali 7, Document No 21406/2024 dated 30/10/2024, the said Society has given development right in respect of society plot of land admeasuring about 983.78 Sq.mtrs along with 35 tenements standing thereon (third Part) in Building on Plot No. 93, CTS (PT.), Gorai-II, RSC 48, MHADA Layout, Borivali (west), Mumbai 400092, to M/s. Multi Space Developers Pvt Ltd.

1. 7/12 extract / P.R. Card as on date of application for registration.

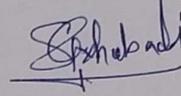
2. Mutation Entry No *81*

3. Search report for 30 years from Taken from Sub-Registrar office.
4. Any other relevant title : Not Found.
5. Litigation if any : Not Found

Place: Mumbai

Date: 20th December, 2024

Yours Truly,



Shrilekha G. Mhabadi
Advocate High Court

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ADVOCATE HIGH COURT,
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