

Mahimtura & Co. (Suburban)

Advocates & Solicitors

B. N. Panchal (Mrs.)
S. C. Mahimtura

G-16, Vireshwardhara,
117-A, Bajaj Road, Vile Parle (W),
Mumbai - 400 056.
Tel : Off : 2618 4458, 2618 3679, 2611 9092

To,
MahaRERA,
Housefin Bhavan,
Plot No. C-21,
Bandra Kurla Complex, Mumbai,
Maharashtra -400 050.

LEGAL TITLE REPORT

Sub: **Title Clearance Certificate** with regard to freehold Plot of land bearing CTS No. 424 A/1 of Village Vile Parle (West) forming part of land bearing Survey No.193A Hissa No.4 (Part), in Village Vile Parle West, Taluka Andheri within the Registration Sub-District of Andheri (Bandra), District Mumbai Suburban, within Greater Mumbai, net plot whereof admeasures 729.80 square meters (after deducting set back area of 134 square meters for proposed 40 feet D.P. Road) (hereinafter referred to as the "said Plot")

1. We have investigated the title of the said Plot, at the instructions of **M/S. SHAGUN CONSTRUCTION**, a partnership firm, under the duly registered Development Agreement dated 26th August, 2014 registered with the Sub-Registrar of Assurances of Andheri No.2 (Bandra) under Serial No. BDR-4/6114 of 2014 read with Supplementary Development Agreement dated 15th July, 2022 registered with the Sub-Registrar of Assurances at Andheri-2 (Bandra) under Serial No.BDR-4/7464 of 2022, and following documents:-

- (1) **Description of the property.** Plot of land bearing CTS No. 424 A/1 of Village Vile Parle (West) forming part of land bearing Survey No.193A Hissa No.4 (Part), in Village Vile Parle West, Taluka Andheri within the Registration Sub-District of Andheri (Bandra), District Mumbai Suburban, within Greater Mumbai, net plot whereof admeasures 729.80 square meters (after deducting set back area of 134 square meters for proposed 40 feet D.P. Road).

BMP

- (2) **The documents of allotment of the said Plot as setout in the "Flow of Title" enclosed herewith.** Deed of Conveyance dated 8th February, 2014 registered with the Sub Registrar of Assurances of Andheri No.4 (Bandra) under serial no. BDR-15/1209 of 2014, made between one Nandlal Muhandas Jaising of the One Part, and Kalandhar Cottage Co-operative Housing Society Limited (hereinafter called the "said Society"), a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. No. BOM/HSG/K.W-7273 of 1982 of the Other Part, the said Nandlal Muhandas Jaising conveyed the said Plot and the Building known as 'Kalandhar Cottage' then standing thereon, to the said Society, forever and absolutely.
- (3) **Property Register Card** issued by the City Survey Authority, Mumbai Suburban District on 9th February, 2015. As per Mutation Entry dated 9th December, 2014, said Plot has been mutated to the name of the said Society i.e. Kalandhar Cottage Co-operative Housing Society Limited.
- (4) Search report for 63 years from 1960 to 2023.
2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Society to the said Plot, we are of the opinion, that the title of the said Society to the said Plot, more particularly described in the Schedule hereunder written is clear, marketable and without any encumbrances.

OWNERS/DEVELOPER OF THE LAND

- (1) Kalandhar Cottage Co-operative Housing Society Limited is the owner of the said Plot.



- (2) Qualifying Comments/Remarks, if any – Not Applicable
3. The report reflecting the flow of right and title of the Developers M/s. Shagun Construction in respect of the development rights of said Plot is enclosed herewith.

Dated this 12th day of July, 2023

For M/s. Mahimtura & Co.,(Suburban)



Partner

Housiey.com

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing CTS No. 424 A/1 of Village Vile Parle (West) forming part of land bearing Survey No.193A Hissa No.4 (Part), in Village Vile Parle West, Taluka Andheri within the Registration Sub-District of Andheri (Bandra), District Mumbai Suburban, within Greater Mumbai, net plot whereof admeasures 729.80 square meters (after deducting set back area of 134 square meters for proposed 40 feet D.P. Road), and bounded as under:

- On or towards the East : Property of Udhyam and Acme
Regency Building.
- On or towards the West : Shree Krupa Prasad CHS Ltd.
- On or towards the North : Proposed D.P. Road.
- On or towards the South : Properties of Acme Regency Building &
Golden Tobacco Ltd.

FLOW OF TITLE OF THE SAID PLOT

1. Property Register Card is in the name of the Kalandhar Cottage Co-operative Housing Society Limited who is the owner.
2. Mutation entry dated 09.12.2014 passed for inserting name of Kalandhar Cottage Co-operative Housing Society Limited.
3. Search Reports for 63 years from 1960 to 2023 taken from Sub-Registrar offices at Mumbai, Bandra & Andheri-1 to 8.
4. By a Development Agreement dated 26th August, 2014 registered with the Sub-Registrar of Assurances of Andheri No.2 (Bandra) under Serial No. BDR-4/6114 of 2014 read with Supplementary Development Agreement dated 15th July, 2022 registered with the Sub-Registrar of Assurances at Andheri-2 (Bandra) under Serial No.BDR-4/7464 of 2022, both made between the Kalandhar Cottage Co-operative Housing Society Limited of

the One Part and M/s. Shagun Construction ("said Developers") of the Other Part, the said Society has granted unto the said Developers the redevelopment rights in respect of the said Plot on the terms and conditions therein contained.

5. There are no known litigations.

Dated this 14th day of July, 2023

For M/s.Mahimtura & Co.,(Suburban)



Partner

Housiey.com