

Ref. No. : _____

Date : _____

To,

Maha RERA

Housefin Bhavan, Plot No. C-21,

E-Block, Bandra Kurla Complex,

Bandra (East), Mumbai-400 051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to ALL That piece and parcel of land adms. 1756.25 sq. mtrs. or thereabouts, bearing Survey No. 164 and 166 of Village: Borivali, Taluka: Borivali, in the registration district and sub-district of Mumbai City and Mumbai Suburban situate, lying and being at Plot No. 63, C.T.S. No. 18 (pt), Gorai-II, L.T. Road, Borivali (West), Mumbai 400 092. (hereinafter referred to as the "**SAID PROPERTY**").

1) I have investigated the title of the said property on the request of **M/S.**

SETHIA DEVELOPERS, Developers of the said plot and I have perused the following documents i.e.:-

1) **Description of the Property:-**

ALL That piece and parcel of land adms. 1756.25 sq. mtrs. or thereabouts, bearing Survey No. 164 and 166 of Village: Borivali, Taluka: Borivali, in the registration district and sub-district of Mumbai City and Mumbai Suburban

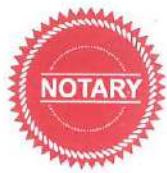
situate, lying and being at Plot No. 63, C.T.S. No. 18 (pt), Gorai-II, L.T. Road, Borivali (West), Mumbai 400 092.

2) **The documents of allotment of plot:-**

- A) Indenture of Lease dated 19th April, 1994 executed between Maharashtra Housing and Area Development Authority (MHADA) and Gorai Mulshi CHS Ltd., (Society) with respect to the said property as mentioned in the schedule hereunder written.
- B) Development Agreement dated 01.06.2021 duly registered with the office of sub-registrar of assurance at Borivali-9 bearing registration no. BRL-9/6467/2021 executed by and between THE GORAI MULSHI CO-OPERATIVE HOUSING SOCIETY LIMITED (therein referred to as "Owners") M/s. Sethia Developers (therein referred to as "Developer") with respect to the said property.
- C) Power of Attorney dated 01/06/2021 and registered with the office of the Sub Registrar of Assurances under registration no. BRL-9/6467/2021 in favour of M/s. Sethia Developers with respect to the development of the said property.

3) **7/12 extract or property card:-**

Property Card issued by the City Survey Office, Borivali, dated 27-08-2020.



Ref. No. : _____

Date : _____

4) Search Report:-

Search report for 30 years from 1992 to 2022 issued by search clerk
Divya Padwal.

2) 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 **M/S. SETHIA DEVELOPERS** is clear, marketable and without any encumbrances.

Owners of the land

1) Originally the Maharashtra Housing and Area Development Authority, a statutory corporation constituted under the Maharashtra Housing and Area Development Act 1976 (Mah. XXVIII of 1977) is the owner of ALL that piece and parcel of land adms. 1756.25 sq. Mtrs., or thereabouts bearing Plot No. 63, Survey No. 164 & 166, C.T.S. No. 18 (pt) of Village: Borivali, Taluka: Borivali in the registration district and sub-district of Mumbai City and Mumbai Suburban situate, lying and being at Gorai-II, L. T. Road, Borivali (West), Mumbai- 400 092.

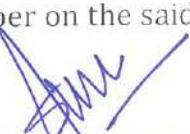
2) By virtue of Indenture of Lease dated 19th April, 1994 executed between Maharashtra Housing and Area Development Authority (therein referred to as "the Authority") and THE GORAI MULSHI CO-



OPERATIVE HOUSING SOCIETY LIMITED (therein referred to as "the Society"), the said Maharashtra Housing and Area Development Authority have demised unto THE GORAI MULSHI CO-OPERATIVE HOUSING SOCIETY LIMITED a leasehold rights pertaining to the said property more particularly described in the schedule hereunder written for the period for ninety years commencing from 19th April, 1994 and ending on 18th April, 2084 on the yearly rent and upon the terms and conditions more particularly mentioned in the said Indenture of Lease. The said society has duly complied with all the terms, conditions of the said lease dated 19th April, 1994 and documents and thus, are in possession of the said property and on terms and condition mentioned therein.

3) The report reflecting the flow of the title of the developer on the said land is enclosed herewith as annexure,

Encl: Annexure


Adv. SAMADHAN U. SULANE
 ADVOCATE & NOTARY (GOVT. OF INDIA)
 Mata Ramabai Ambedkar Nagar, "Sulane Niwas",
 Jai Prabhat Ngr, Gali No. 4, Nr. Siddhivinayak Mandir,
 Ghatkopar (E), Mumbai - 400 075.
 Mob.: 9324703211

Advocate

Date: 01-10-2022



Ref. No. : _____

Date : _____

FLOW OF THE TITLE OF THE SAID PROPERTY

1. P. R. card as on date of application of registration.
2. Search report for 30 years from 1992 to 2022 taken from Sub-registrar of Assurance at Mumbai and Borivali 1 to 11.
3. Any other relevant title:- a) Indenture of Lease dated 19th April, 1994 executed between Maharashtra Housing and Area Development Authority (MHADA) and Gorai Mulshi CHS Ltd., (society) with respect to the said property.
b) Development Agreement dated 01.06.2021 duly registered with the office of sub-registrar of assurance at Borivali-9 bearing registration no. BRL-9/6467/2021 executed by and between THE GORAI MULSHI CO-OPERATIVE HOUSING SOCIETY LIMITED (therein referred to as "Owners") and M/s. Sethia Developers (therein referred to as "Developer") with respect to the said property.
4. Litigations if any :- None

Sam
Adv. SAMADHAN U. SULANE
ADVOCATE & NOTARY (GOVT. OF INDIA)
 Mata Ramabai Ambedkar Nagar, "Sulane Niwas",
 Jal Prabhat Ngr, Galli No. 4, Nr. Siddhivinayak Mandir,
 Ghatkopar (E), Mumbai - 400 075.
Mob.: 9324703211

Date: - 01/10/2022

Advocate