

CHAPHEKAR AND CO.

ADVOCATES AND SOLICITORS

ANANT R. CHAPHEKAR

SR. SOLICITOR & SUPREME COURT ADVOCATE

Address: Block No.11-12, 166-D,
'Satjangad' Dr. Ambedkar Road,
Hindu Colony, Dadar (East),
Mumbai - 400 014.

Resi. : 022-2414 4416
Mobile : 98192 56445
E-Mail : anantchaphekar@hotmail.com

To,

MahaRERA

Housefin Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to plot no. CTS No. 22 A/9 (PT.) of Village Powai, Taluka Kurla, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, admeasuring 1567.37 sq.mtrs. ("hereinafter referred as the said Plot").

1. We have investigated the title of the said Plot on the request of HGP Community Pvt. Ltd., (formerly known as M/s. Omega Associates) and following documents i.e. :-

(i) Description of the property.

Plot bearing CTS No. 22 A/9 (PT.) of Village Powai, Taluka Kurla, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, admeasuring 1567.37 sq.mtrs. ("hereinafter referred as the said Plot")

(ii) The documents in respect of the said Plot -

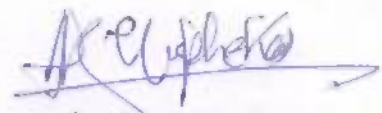
- (a) Agreement for Development cum Sale dated 28th January, 1984
- (b) Power of Attorney dated 28th Januray, 1984
- (c) Supplementary Agreement dated 15th April, 1985
- (d) Writing / Confirmation dated 10th December, 1985
- (e) Tripartite Agreement dated 19th November, 1986
- (f) Agreement to Lease dated 19th November, 1986
- (g) Writing dated 24th February, 1990

- (iii)** Property card issued by the Revenue Authorities dated 20th January, 2020 in respect of the entire CTS No.22A/9 of Village Powai. The said Plot i.e. CTS No. 22 A/9 (PT.) of Village Powai, Taluka Kurla, admeasuring 1567.37 sq.mtrs., forms part of the said CTS No.22A/9 of Village Powai.


(iv) Search report in respect of the said Plot for 30 years from 1991 till May 2021.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot, we are of the opinion that the title of HGP Community Pvt. Ltd., being the Promoter to the said Plot. is clear, marketable and without any encumbrances.
3. The report reflecting the flow of the title of the Promoter on the said Plot is enclosed herewith as annexure.

Encl : Annexure.



**M/s. Chaphekar & Co.
Advocates & Solicitors.**

Date:  29 June 2021.

Annexure

Format - A

FLOW OF THE TITLE OF THE SAID PLOT.

1. Shri Chandrabhan Bhuramal Sharma and Smt. Durgadevi C. Sharma, were stated to be the Original Owners of the land comprising of CTS Nos. 6(pt), 7(pt), 20(pt), 21(pt) and 22(pt) of Village Powai and CTS Nos. 23, 24, 25(pt), 104(pt) and 105(pt) of Village Tirandaz, Taluka Kuria, admeasuring about 1,41,482 sq. mtrs. ("**Larger Property**"). The said Shri Chandrabhan Bhuramal Sharma and anr. and the Said Omega Associates entered into Agreement for Development cum Sale dated 28th January, 1984, whereby the said Shri Chandrabhan Bhuramal Sharma and anr. granted exclusive right of development in respect of the Said Larger Property to the Said Omega Associates and placed the Said Omega Associates in exclusive possession of the Said Larger Property. The said Shri Chandrabhan Bhuramal Sharma and anr. also executed Power of Attorney dated 28th January, 1984, in favour of Partner of the Said Omega Associates, thereby authorizing him to do acts and deeds, as contained therein. The said Shri Chandrabhan Bhuramal Sharma and anr. thereafter executed Supplemental Agreement dated 15th April, 1985, whereby it was confirmed interalia that the Said Shri Chandrabhan Bhuramal Sharma and anr. have placed the said Omega Associates in quiet, vacant and peaceful possession of the said Larger Property and that the said Omega Associates is entitled to develop the said Larger Property, as contained therein. The said Shri Chandrabhan Bhuramal Sharma and anr. also executed Writing / Confirmation dated 10th December, 1985, thereby confirming interalia that the Deed of Trust by Chandrabhan Bhuramal Sharma dated 1st March, 1972, was for the benefit of Smt. Durgadevi Sharma Charitable Trust, (then proposed). However, the same continue to remain unregistered and therefore the same did not become operative in law.
2. The said Chandrabhan Bhuramal Sharma, hereinafter referred to as the "**Original Owner**", executed Writing dated 24th February, 1990, thereby recording that – (i) the Said Omega Associates had made full payment of all consideration and had also




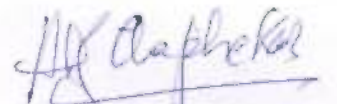
complied with all the terms and conditions of Agreement for Development cum Sale dated 28th January, 1984 and that he had no financial or other claim of any nature and (ii) that the Said Omega Associates is entitled to develop, sale, lease, mortgage the Said Larger Property in any manner as it may in its sole and absolute discretion deem fit without any reference or recourse to him.

3. By Tripartite Agreement dated 19th November, 1986, made between the Governor of Maharashtra of the first part, the said MRMDA of the second part and Harishchandra Chandrabhan Sharma and others, which also included the said Original Owner, the said Original Owner, through their C.A., the Partner of the Said Omega Associates, surrendered and delivered the Said Larger Property to the State Government and/or the said MMRDA pursuant to the said reservation under the said MMRDA Act of 1974 and accordingly the Governor of Maharashtra and the said Constituted Authority, MMRDA, agreed to dispose of by way of a lease the Said Larger Property back to the said Original Owner, as per the terms and conditions set out therein. Pursuant to the said Tripartite Agreement of 19th November, 1986, an Agreement to Lease was also executed on the same day i.e. on 19th November, 1986, by MMRDA in favour of the said Original Owner / his assigns and the said Original Owner / his assigns were accordingly allowed to enter upon, to deal with and develop the Said Larger Property subject to the terms and conditions therein contained.

Sr.No.

1. P.R. Card in respect of CTS No.22A/9 of Village Powai as on date of application for registration.
2. Search report for 30 years from 1991 till May 2021 Taken from Sub-Registrar' Offices at Mumbai, Bandra, Chembur, Vikhroli and Nahur.
3. No Litigation.

 Date: 27th June 2021.


M/s. Chaphekar & Co.
Advocates & Solicitors.