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**RUKHSAR S. KHAN**  
**BCOM. L.L.B**  
**ADVOCATE HIGH COURT**

201, SURYAMUKHI BUILDING, OPP SARVODAYA MALL, KALYAN WEST  
Email:rukhsarkhan000273@gmail.com

To,  
MahaRERA,  
BKC, Housefin Bhavan,  
Near RBI E Block Bandra East,  
Mumbai.

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to plot of land bearing Survey no. 14 and CTS No. 51(pt) admeasuring about 747.69 sq. mtrs. Situated at Sahakar Nagar 03, Chembur (E) Mumbai- 400071. (hereinafter referred to as **"the said plot"**) known as "Building. No. 7".

I have investigated the title of the said plot on the request of M/S NIRVAANA CREATORS LLP and following documents i.e.: -

1. Description of the property: -

All that piece and parcel of land bearing Survey No.14 admeasuring 747.69 sq. mtrs. or thereabouts corresponding City Survey No. 51(pt) of Village Chembur, together with the building standing thereon known as "Building No. 7" consisting of ground plus 2(Two) upper floors comprising of 32 Flats/Tenements of Sahakar Nagar Suvidha Co-operative Housing Society LTD. situate, lying and being at Sahakar Nagar No.03, Chembur (East), Mumbai - 400 071.



2. The documents of allotment of plot as under: -

- a) Indenture of Lease dated 21/12/1996 between MHADA as a Lessor and SAHAKAR NAGAR SUVIDHA CO-OPERATIVE HOUSING SOCIETY LTD referred as Lessee, registered under serial No. BDR-D/1632 of 1996 of lease for a period of 99 years with effect from 1/4/1980 has been granted.
- b) Deed of Sale dated 21/12/1996 entered by and between the Maharashtra Housing and Area Development Authority, (MHADA) being "The Authority" therein and SAHAKAR NAGAR SUVIDHA CO-OPERATIVE HOUSING SOCIETY LTD, herein being "The Society".
- c) Copy of development agreement entered between M/S Shivam Parivar Developer Pvt. Ltd and SAHAKAR NAGAR SUVIDHA CO-OPERATIVE HOUSING SOCIETY LTD on 15/01/2008 which was duly registered with the sub registrar of assurance, vide registration no. Sr. No. BDR/3-452 of 2008 dated M/S Shivam Parivar Developer Pvt. Ltd.
- d) Copy Society's Resolution dated 9/07/2017, wherein they resolved to terminate the Development Agreement dated 15/01/2008 with the developer M/S Shivam Parivar Developer Pvt. Ltd
- e) Copy of Order dated 7<sup>th</sup> August 2020 passed in LC-VC- GSP-58 of 2020 in Commercial Arbitration Petition [L] No. 3068 of 2020 filed by the said Society against the M/S Shivam Parivar Developer Pvt. Ltd. His Lordship Mr. Justice Gautam Patel has restrained the said developer from interfering in any manner with the said



Society undertaking redevelopment of the said Property either on its own or through another developer.

f) A copy of society's Resolution dated 07/02/2021 wherein they have resolved to appoint NIRVAANA CREATORS LLP as a developer of the said land from SAHAKAR NAGAR SUVIDHA CO-OPERATIVE HOUSING SOCIETY LTD as per terms and condition therein.

3. Search of Index- II carried by Mr. Jitendra Kamble from 1/01/1991 to 01/09/2020 in the office of Assurances Kurla for the period of 30 years.

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 SAHAKAR NAGAR SUVIDHA CO-OPERATIVE HOUSING SOCIETY LTD is clear, marketable and without any encumbrances.

Owner of the land

(1) Maharashtra housing and area development authority (MHADA) CTS No. 51(pt).

3/- The report reflecting the flow of the title of the SAHAKAR NAGAR SUVIDHA CO-OPERATIVE HOUSING SOCIETY LTD on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 24/09/2021

Advocate.





## FLOW OF THE TITLE OF THE SAID LAND

### Sr.No.

1. Property Card as on date of application for registration.
2. Search report for 30 years from 1<sup>st</sup> January 1991 Taken from Joint Sub-registrar, Kurla.
3. Indenture Lease Deed Dated 21/12/1996 Registered With The Sub-Registrar Of Assurances Kurla-I.
4. Sale Deed Dated 21/12/1996 Registered With The Office Of Sub-Registrar Of Assurances Bandra(E).
5. Commercial Arbitration Petition [L] No. 3068 of 2020 filed by the said Society against the M/S Shivam Parivar Developer Pvt.

DATE: 24/09/2021

Advocate.

