



FORMAT - A

(Circular No.:- 28/2021)

To

MAHARERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all piece and parcel of land standing at Sr. No. 113(Pt), bearing C.T.S No. 356(Part), Village: Haryali, current status shown registration in the name of Kannamwar Nagar Shree Moreshwar Co-Operative Housing Society Limited., having address at Building No.79, Kannamwar Nagar, Hariyali Village, Tehsil- Kurla, Vikhroli, (East), Mumbai-400083.

I have investigated the title of the said Property on the request of **M/S. GURUKRUPA REALCON LIFESPACE LLP** and following documents i.e.:-

A. DESCRIPTION OF THE PROPERTY:

All piece and parcel of land standing at bearing C.T.S No. 356(part), Sr. No. 113(Pt), Village: Hariyali, , current status shown registration in the name of Kannamwar Nagar Shree Moreshwar Co-Operative Housing Society Limited., having address at Building No.79, Kannamwar Nagar, Hariyali Village, Tehsil- Kurla, Vikhroli, (East), Mumbai-400083. (Hereinafter referred as the "**SAID PLOT**" and the "**SAID SOCIETY**" respectively).

B. THE DOCUMENTS OF ALLOTMENT OF PLOT

1. By virtue of Indenture of Lease dated 08th October 2015 executed by MHADA in favor of Said Society, which is duly registered at the office of Sub-Registrar of Assurances at Bombay under **Serial No.9996/2015**. (Hereinafter referred to as "**Said Lease Deed**")
2. Vide a Sale Deed dated 08th October 2015 executed by MHADA in favor of the Said Society, which is duly registered at the office of Sub-Registrar of Assurances at Bombay having **Serial No.9997 OF 2015**. (Hereinafter referred to as "**Said Sale Deed**")
3. That the plot being situated at Sr. No. 113(pt), forming part of C.T.S No. 356(part) and total plot area as per said Sale & Lease Deed is 649.18**Sq. Meters** and as per revised layout of demarcation letter issued by Executive Engineer of MHADA dated 18/05/2021 is 785.65 **Sq. Mtrs.**

4. By virtue of Indenture of Development Agreement **Dated: 29th June 2021**, having registration No. KRL3-10362-2021 executed by the Said Society in favor of **M/s. Gurukrupa Realcon Lifespace LLP** (hereinafter referred to as the **"DEVELOPER"**) and **32 (Thirty Two)** Existing members being Confirming party to the Development Agreement (therein referred to as the **"MEMBERS"**) transferring Developmental rights.
5. The said society also registered Irrevocable General Power of Attorney (POA), **Dt. 29th June 2021 having Registration No.KRL3/10367-2021**) executed by Said Society in favor of the Developer for the redevelopment of the said society.

C. PROPERTY CARD & MUTATION ENTRY:

The property Card is extracted online and the mutation entry has not been done by the Kannamwar Nagar Shree Moreshwar Co-Operative Housing Society Limited., Building No.79, of the said plot.

D. SEARCH REPORT FOR 30 YEARS (FROM 1992-2021):

1. The past 30 years (from 1992-2021) Search Report of the said property has been issued to me dated, 08th July 2021 by Mr. Chandrakant More, registered Search Clerk/ Title Investigator having Registration No.34/2006, M.No.29.
2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property, I have given opinion that the title of the said property is with MHADA and lease and Sale deed is with Kannamwar Nagar Shree Moreshwar Co-Operative Housing Society Limited the history of the property is clear, marketable and without any encumbrances.

E. OWNERS OF THE LAND

Maharashtra Housing and Development Authority (MHADA) is the original owner and Lessor of the said plot being S. No. 113(pt), CTS No. 356(part) and lease title is with Kannamwar Nagar Shree Moreshwar Co-Operative Housing Society and development rights with M/s. Gurukrupa Realcon Lifespace LLP.

QUALIFYING COMMENTS/ REMARKS IF ANY: NA

The Search report and the registered documents provided to me reflecting the flow of the title to MHADA and Lease rights to the said society and development rights as per the registered Development Agreement is with M/s. Gurukrupa Realcon Lifespace LLP (Developer) for the said property/plot, enclosed Search Report herewith as Annexure.

Encl : Annexure.

Date: 17/10/2021


Advocate: Aakanksha P. Arora

ADV. AAKANKSHA TIWARI ARORA
Reg. No.
MAH/4707/2012



FORMAT - A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

1. I have perused the aforesaid documents and it is observed that MHADA is the owner of land or said plot being S. No. 113(pt), CTS No. 356(part), total plot area as per Lease & Sale Deed executed as mentioned herein is 649.18 Sq. Mtrs, as per MHADA's revised layout of demarcation letter issued by Executive Engineer of MHADA is 785.65 Sq. standing thereon (Hereinafter referred to as Said land) at MHADA constructed building at the said land under its Low-Income Group Housing Scheme (LIG) built for about 32 (Thirty- Two) tenements and named it as building No. 79 (said Building). **The said land together with the said land collectively referred as the said property.**
2. The said building consists of 32 tenements and allottees of the said tenements formed themselves Co-operative Housing society named as Kannamwar Nagar **Shree Moreshwar** Co-Op. Housing Society. Ltd. and registered themselves with the Registrar of Societies bearing Registration No.UM/MHADB/HSG; (TC)/12130, (Said Society) with its constitution and allotting shares to the members and as on today the Managing Committee is consisting of:
 1. **Shri. Manohar Gangaram Tawde (Chairman).**
 2. **Shri. Avinash Balkrishna Mahadik (Secretary)**
 3. **Shri. Rajendra Shantaram Chavan (Treasurer)**
3. By Registered Indenture of Lease Deed, 08th October 2015, MHADA leased out the said land in favor of the said Society having for the consideration and upon terms and conditions therein contained and also by Sale deed conveyed the said building no. 79 in favor of said Society.
4. Thereafter the said Society is entitled, seized and possessed the said property.
5. The said Society and Building no. 79 consists of 32 residential flats. The said building was in dilapidated condition and the members thereafter decided to redevelopment the said property by demolishing old building no.79 and to construct a new building on the said property.
6. It is further observed that by Registered **Development Agreement, Dated: 29th June 2021, (KRL3-9/10362/2021)**, and Registered Power of

Attorney, the said Society with consent of the its Existing members decided to grant re-development rights of the said property and appointed to the M/s. Gurukrupa Realcon Lifespace LLP having LLPN No.AAV5263, Address: Plot No.80/81, C-106, Vashi Plaza, Vashi, Navi Mumbai-400703. (Hereinafter referred to as 'Said Developer') to redevelop the said property for consideration and upon terms and conditions therein contained.

7. It is further observed that in furtherance to Registered Development Agreement, the said Society has also executed Registered Irrevocable General **Power of Attorney (POA), Dt. 29th June 2021 having Registration No.KRL3/10367-2021** in favor of M/s. Gurukrupa Realcon Lifespace LLP for redevelopment of the said property.
8. As per terms & conditions mentioned in the Development Agreement and POA, the developer shall provide:
 - The Developer has prepared plan having 06 or 07 Basements plus stilt plus 16 upper habitable floors, interest free security deposit, Bank Guarantee etc. in the name of the society until completion of the redevelopment project.
 - Earlier each flat admeasuring 217.75 Sq. Ft (20.22 Sq. Mtr) and providing additional free costs area of 540 Sq.Ft carpet area (measurement on basis of internal finished surface of one wall to the internal finished surface of the opposite wall and as per MOFA carpet) useable carpet area on ownership basis to the existing members in lieu of their existing flats free of cost in proposed new building.
 - The developer shall provide 22 car parking for society members each member free of cost on ground floor stilt (or) podium (or) basement either in stacks or individual parking (or) any arrangement by means of Mechanized system and remaining car parking shall belong to the Developer as per MHADA Rules and regulations.
 - Developer shall sell remaining flats and parking spaces to the prospective purchasers.

9. As instructed by you I have caused search to be taken in the offices of the Sub Registrar of Assurances at Bandra & Chembur for the last 30 years (i.e. from 1992 to 2021) and no adverse entry is found.
10. On perusal of property card, Offer Letter, Demarcation Letter, IOA by MHADA and the search report by registered Search Clerk, I conclude that the title of the said property appears to be clear and marketable.
11. As per the Documents provided to me, I have found no litigation is found on the said property and on perusal of the search report and the documents, the title of the said property for required purpose appears to be clear and marketable for M/s. Gurukrupa Realcon Lifespace LLP.

Date: 17/10/2021



Advocate: Aakanksha P. Arora

ADV. AAKANKSHA TIWARI ARORA
Reg. No.
MAH/4707/2012

CHANDRAKANT MORE

TITLE INVESTIGATOR

105-A, 1st Floor, Esplanade Mansion, Opp. Bombay University, M.G. Road, Fort, Mumbai – 400 001.

SEARCH REPORT

Date : 08.07.2021

To,

Re: Investigation of title in respect of all that piece or parcel of leasehold land bearing Survey No.113 and City Survey No.356 (part) admeasuring 649.18 Sq.Mtrs. or thereabouts together with the Building No.79 standing thereon having a multi storeyed structure lying being and situated at KANNAMWAR NAGAR SHREE MORESHWAR CO-OPERATIVE HOUSING SOCIETY LIMITED, of Village Hariyali, Taluka Kurla, M.S.D..

Dear Sir,

As per your instructions I have conducted search through Online as well as manually of the Index-II of the above mentioned property in the Sub Registrar of Assurances, having their office at Mumbai, Bandra, and Chembur for the last 30 years (i.e. from 1992 to 2021) respectively and my search report is as under:

I have found the following documents registered during the search period 30 years from 1992 to 2021 at the office of Sub Registrar of Assurances at Mumbai, Bandra, and Chembur in respect of the said property.



SUB REGISTRAR OFFICE AT MUMBAI (SRO)

30 YEARS:

1992	:	Torn Condition
1993	:	Nil (SPT)
1994		
To	:	Nil
1996		
1997	:	Nil
1998	:	Torn Condition
1999	:	Nil (SPT)
2000	:	Nil (SPT)
2001		
To	:	Torn Condition
2007		
2008		
To	:	Nil
2014		
2015		
To	:	Index II is not maintained
2021		

SUB REGISTRAR OFFICE AT BANDRA 30 YEARS:

1992		
To	:	Nil (SPT)
1996		
1997		
To	:	Torn condition
2005		
2006		
To	:	Nil
2014		



2015

To : Index-II is not maintained

2021

SUB REGISTRAR OFFICE AT CHEMBUR 27
YEARS:

1995

To : Nil (SPT)

1997

1998 : Torn Condition

1999

To : Nil (SPT)

2007

2008

To : Nil – Mix Condition Record

2014

2015

To : Index-II is not ready

2021

SUB-REGISTRAR OFFICE AT CHEMBUR - MANUAL
& ONLINE COMPUTER RECORD CHECKED

2002

To : Nil – Some Pages Torn

2005

2006

To : Nil – Mix Condition Record

2014

2015 : Entry – Mix Condition Record

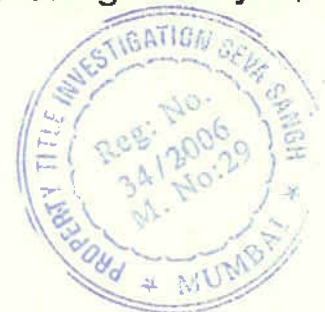


KRL-1 9996/15	LEASE DEED AV Rs.0/- Kannamwar Nagar Shree Moreshwar Co-op. Hsg. Soc. Ltd. through Chairman Manish Dinesh Nigde, Secretary Vilas P. Nigavle & Others To Maharashtra Housing & Area Development Authority through Dy. Estate Manager Viraj Madhvi	08.10.15 12.10.15
------------------	---	----------------------

Schedule: Land and Structure, Kannamwar Nagar Shree Moreshwar Co-op. Housing Society Ltd.,TS No.356 Part, Area 649.18 Sq.Mtr., Lease Period 60 Years, of Village Hariyali, Taluka Kurla, M.S.D.

KRL-1 9997/15	SALE DEED AV Rs.6500/- Maharashtra Housing & Area Development Authority through Dy. Estate Manager Viraj Madhvi To Kannamwar Nagar Shree Moreshwar Co-op. Hsg. Soc. Ltd. through Chairman Manish Dinesh Nigde, Secretary Vilas P. Nigavle & Others	12.10.15 12.10.15
------------------	---	----------------------

Schedule: Land and Structure, Kannamwar Nagar Shree Moreshwar Co-op. Housing Society Ltd.,TS No.356 Part, Area 649.18 Sq.Mtr., of Village Hariyali, Taluka Kurla, M.S.D.



2016
To : Nil – Mix Condition Record
2020

2021 : Not Ready

Note: I have conducted the above search through Online as well as manually. The Search Report is subject to availability of the records at the respective Sub-Registrar Office and computerized intimation records are not available for search. The computerized Index-II print outs and manual Index-II are not properly maintained and Index-II for some of the years are in torn condition. I have taken manual search as per INDEX-II record available at the respective offices at the time of search.

Thanking you,

Yours faithfully



CHANDRAKANT MORE
(Search Clerk)

CHANDRAKANT MORE

TITLE INVESTIGATOR

105-A, 1st Floor, Esplanade Mansion, Opp. Bombay University, M.G. Road, Fort, Mumbai – 400 001.

Date: 08.07.2021

To, .

Dear Sir,

MEMORANDUM OF FEES

PARTICULARS	AMOUNT
<u>Investigation of title in respect of all that piece or parcel of leasehold land bearing Survey No.113 and City Survey No.356 (part) admeasuring 649.18 Sq.Mtrs. or thereabouts together with the Building No.79 standing thereon having a multi storeyed structure lying being and situated at KANNAMWAR NAGAR SHREE MORESHWAR CO-OPERATIVE HOUSING SOCIETY LIMITED, of Village Hariyali, Taluka Kurla, M.S.D..</u>	12,500.00
Miscellaneous charges and typing charges	
TOTAL Rs.	12,500.00

(Rupees Twelve Thousand Five Hundred only)

Yours faithfully

Reg: No. 34/2005

Chandrakant More
 Search Clerk