

C A LEGAL

LAWYERS & LEGAL CONSULTANTS
Shop No 07, Bhanukant Complex CHS Ltd
Junction of Aarey Road & W.E.Highway
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Ref: CAL/ML(Y)PL/DYCHSL/RERA/0032/23-24

Date: 06th September 2023

FORMAT -A

(Circular - 28/2021 dt 08.03.2021)

LEGAL TITLE REPORT

To,
Maharashtra Real Estate Regulatory Authority (MahaRERA),
Housefin Bhavan,
Near RBI, 'E' block,
Bandra Kurla Complex (BKC),
Bandra (E), Mumbai- 400051.

Sub: Title Clearance Certificate with respect to All that pieces and parcels of land measuring 1067.97 sq.mtrs comprising of 692.87 sq.mtrs of leased land, 320.78 sq.mtrs of tit-bit land and 54 sq.mtrs of setback land along with building standing thereupon being Building No. 7 at S.No. 31 & 39, Dindoshi Yash Co-operative Housing Society, MHADA layout, Shivdhan Complex on larger land bearing CTS No. 147 (pt) and 106 (pt) of village Dindoshi, Taluka Borivali, Mumbai Suburban District thereafter collectively referred to as "the said Property".

I have investigated the title of the said plot on the request of 'MARS LIFESPACES (YASH) PRIVATE LIMITED' - Developer, having its registered office at 02 Parvati Kunj, Daulat Nagar Road No 07, Borivali (East) Mumbai 400068, and present office at 'Silver Utopia', ground floor, opp P & G Plaza, Cardinal Gracious Road, Chakala, Andheri (W), Mumbai 400099 and following documents i.e.:-



1) Description of the property

All that pieces and parcels of land measuring 1067.97 sq.mtrs comprising of 692.87 sq.mtrs of leased land, 320.78 sq.mtrs of tit-bit land 54 sq.mtrs of setback land along with building standing thereupon being Building No. 7 at S.No. 31 & 39, Dindoshi Yash Co-operative Housing Society, MHADA layout, Shivdhan Complex on larger land bearing CTS No. 147 (pt) and 106 (pt) of village Dindoshi, Taluka Borivali, Mumbai Suburban District thereafter collectively referred to as "the said Property".

2) Documents Pertaining to Allotment of Plot & Building Structure :-

- A. Indenture of Lease dated 11/11/2004 registered with the Office of the Sub-Registrar of Assurances under Serial No. BDR-2/ 11341/2004 leased and demised the said Land unto and to the Society for a period of 90 years from 1st July 1992 upon the terms and conditions more particularly set out in the said Lease Deed.
- B. Deed of Sale dated 11/11/2004, executed by and between MHADA of the One Part and the Society of the Other Part and registered with the Office of the Sub-Registrar of Assurances under Sr. No. BDR /10/03/2004 MHADA sold and conveyed the said Buildings to the Society as an absolute sale therein.
- C. Society Registration certificate issued by Registrar Co-op Societies.
- D. Registered Development Agreement 26th July 2010 executed by and between the Society, Members of the Society and the Developer, registered vide Regn No. BDR-12/9655 of 2010.
- E. Registered Irrevocable Power of Attorney dated 26th July 2010 executed by and between the Society in favour of Developer.
- F. Property card



- 3) 7/12 extract or property card issued by Dated 04/12/1991, mutation entry on 07/07/2015.
- 4) Search report for 30 years from 1991 till the year 2022 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property and Detailed Title Report Ref No CAL/ML(Y)PL/DYCHSL/Title/02/22-23 Dated :30th May/2022.

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 the Owner of the Building is clear, marketable and without any encumbrances.

Owners of the land

- (1) Public Works and Housing Department
- (2) Maharashtra Housing and Development Authority
- (3) Qualifying comments/remarks if any- NA

Developer Details

MARS LIFESPACES (YASH) PRIVATE LIMITED

Silver Utopia Ground Floor, Cardinal Gracious road, Andheri (East), Mumbai- 400099.

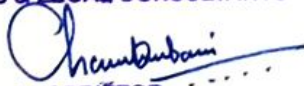
Qualifying comments/remarks if any: No Qualification in Particular considering the documents Presented to us for Inspection & Verification

The report reflecting the flow of the title of the (owner / promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Date:

**For C.A. LEGAL
LAWYERS & LEGAL CONSULTANTS**


PROPRIETOR
CHANDRAKANT AMBANI
ADVOCATE

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FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 extract/P.R. Card as on date of application for registration
- 2) Mutation Entry No
- 3) Search report for 30 years from 1991 till the year 2022 taken from Sub-Registrar office
at
- 4) Any other relevant title : NA
- 5) Litigation if any : NA

H. Mambani

Date :

For **C.A. LEGAL**
LAWYERS & LEGAL CONSULTANTS


PROPRIETOR
CHANDRAKANT AMBANI
ADVOCATE