

FORMAT -A
(Circular No. 28 / 2021)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to Old C.T.S. No. 190/A/6/2 (Part) and now bearing New C.T.S. Nos. 190/A/6/2/B and 190/A/6/2/C, aggregately admeasuring 5,669.67 Square Meters, of Village Majas, Taluka-Andheri, Mumbai Suburban District (hereinafter referred as "the said Plot").

We have investigated the title of the said Plot on the request of Neelkamal Realty & Construction LLP and perused the following documents i.e.:-

1) Description of the Plot:-

Land bearing Old C.T.S. No. 190/A/6/2 (Part) and now bearing New C.T.S. Nos. 190/A/6/2/B and 190/A/6/2/C, of Village Majas, Taluka-Andheri, Mumbai Suburban District, situated at Jogeshwari-Vikhroli Link Road, Jogeshwari (East), Mumbai-400 060.

2) The documents of allotment of Plots:

- (i) Copy of an Indenture of Conveyance dated 11th August, 1967, made between Byramjee Jeejeebhoy Pvt. Ltd. (Vendor) and Dosibai Nanabhoy Jeejeebhoy (Purchaser), registered with the Sub-Registrar of Assurances, at Bombay, under Serial No. BOM/R/3667/1967.
- (ii) Copy of an Indenture of Conveyance dated 24th October, 1974, made between Dosibai Nanabhoy Jeejeebhoy (Vendor), Brijlal Lalji Vakharia, Mrs. Usha Madhusudan Vakharia, Mahendra Brijlal Vakharia, R. Ramchandran Pillai and Ratnadevi J. Sharma (Confirming Parties) and Madhu Builders Pvt. Ltd. (Purchaser), registered with the Sub-Registrar of Assurances at Bombay, under Serial No. BOM/S/3853/1974.
- (iii) Copy of an Indenture of Conveyance dated 27th November, 1974, made between Dosibai Nanabhoy Jeejeebhoy (Vendor), Brijlal Lalji Vakharia, Mrs. Usha Madhusudan Vakharia, Mahendra Brijlal Vakharia, R. Ramchandran Pillai and Ratnadevi J. Sharma (Confirming Parties) and Madhu Builders Pvt. Ltd. (Purchaser), registered with the Sub-Registrar of Assurances at Bombay, under Serial No. BOM/S/4224/1974.
- (iv) Copy of the Fresh Certificate of Incorporation dated 29th April, 1992, issued by the Asstt. Registrar of Companies, Maharashtra, Mumbai.
- (v) Copy of an Indenture of Conveyance dated 26th May, 1998, made between Madhu Fantasy Land Pvt. Ltd. (Vendor) and Advaita Estate & Development Pvt. Ltd. (Purchaser), registered with the Sub-Registrar of Assurances at

Bombay, under Serial No. BBJ/1886/1998.

- (vi) Copy of a Deed of Rectification dated 23rd July 1998, made between Madhu Fantasy Land Pvt. Ltd. (Vendor) and Advaita Estate & Development Pvt. Ltd. (Purchaser), registered with the Sub-Registrar of Assurances at Bombay, under Serial No. BBJ/2762/1998.
- (vii) Copy of a Deed of Conveyance dated 15th May, 2010, made between Advaita Estate & Development Pvt. Ltd. (therein wrongly mentioned as Advaita Estate Land Pvt. Ltd.) (Vendor) and Mahakali Sarbojanin Durgautsav Seva Samiti (Purchaser), registered with the Sub-Registrar of Assurances, Andheri-1 at Mumbai, under Serial No. BDR-1/5471/2010.
- (viii) Copy of a Deed of Conveyance dated 21st December 2018, made between Advaita Estate & Development Pvt. Ltd. (Vendor) and Neelkamal Realty & Construction LLP (Purchaser), registered with the Sub-Registrar of Assurances, Andheri-7 at Mumbai, under Serial No. BDR-18/13205/2018.
- (ix) Copy of a Deed of Confirmation dated 3rd April 2019, made between Advaita Estate & Development Pvt. Ltd. (Vendor) and Neelkamal Realty & Construction LLP (Purchaser), registered with the Sub-Registrar of Assurances, Andheri-7 at Mumbai, under Serial No. BDR-18/3868/2019.
- (x) Copy of the Deed of Rectification dated 16th July, 2019, made between Advaita Estate & Development Pvt. Ltd. (Vendor) and Mahakali Sarbojanin Durgautsav Seva Samiti (Purchaser), registered with the Sub-Registrar of Assurances, Andheri-7 at Mumbai under Serial No. BDR-18/8048/2019.
- (xi) Copy of a Deed of Rectification dated 22nd July, 2019, made between Advaita Estate & Development Pvt. Ltd. (Vendor) and Neelkamal Realty & Construction LLP (Purchaser), registered with the Sub-Registrar of Assurances, Andheri-7 at Mumbai, under Serial No. BDR-18/9088/2019.
- (xii) Copy of an Order dated 26th July, 2022, passed by the Tehsildar (Revenue), MSD.

3) Digitally singed Property Cards issued by City Survey Officer, Andheri, Mumbai.

4) Search Reports dated 8th October, 2018 and 22nd February 2023.

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 the following Owner/Promoter is clear, marketable and without any encumbrances.



Owners of the Plot

Neelkamal Realty & Construction LLP

Qualifying comments/remarks if any:

(a) We have caused to issue Public Notices in local Newspapers viz. Times of India in English language and Maharashtra Times in Marathi language on 20th September, 2018. We have not received any claim or objection in response to the said Public Notices issued in the News Papers.

(b) We have relied on the aforesaid Search Reports, after assuming the same to be true, accurate and not misleading. The search conducted at the office of the Sub-Registrar at Mumbai and Bandra are subject to the availability of records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being torn and mutilated. We also disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being not uploaded or improperly uploaded on the official Website of the Department of Registration & Stamps, Government of Maharashtra viz. <https://esearchigr.maharashtra.gov.in>.

(c) Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Plot.

(d) We are not qualified to and have not independently verified the area of the said Plot and have referred to and retained the admeasurements as we have found them in various documents.

(e) We express no view about zoning/user/reservations/FSI or developability of the said Plot.

(f) For the purpose of this Legal Title Report, we have assumed:

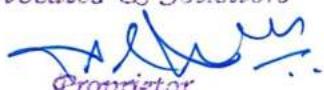
- (i) The legal capacity of all natural persons, genuineness of all signatures and authenticity of all documents submitted to us as photocopies;
- (ii) That the photocopies provided to us are accurate photocopies of the originals;
- (iii) That all documents have been adequately stamped and duly registered, as required in law;
- (iv) The accuracy and completeness of the factual representations made in the documents;
- (v) Each document binds the parties intended to be bound thereby.
- (vi) All information, including the photocopies of documents, supplied to us is complete, accurate and not misleading;

[Handwritten signature]

The Report reflecting the flow of the title of the Owner and Promoter on the said Plot is enclosed herewith as Annexure.

Encl: Annexure.

Date: 02.03.2023

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

Proprietor

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FLOW OF THE TITLE OF THE SAID PLOT

(i) By an Indenture of Conveyance dated 11th August, 1967, made between Byramjee Jeejeebhoy Pvt. Ltd. (Vendor) and Dosibai Nanabhoy Jeejeebhoy (Purchaser), the Vendor named therein sold, transferred and conveyed in favour of Dosibai Nanabhoy Jeejeebhoy, all that pieces or parcels of land bearing Survey Nos.13/2 (Part), 14, 16/2 (Part), 31 (Part), 32 (Part), 34/1 (Part), 35 (Part), 38, 39, 40/4 (Part), 42/3 (Part), 56 and 57, aggregately admeasuring 6,10,039 Square Meters or thereabouts, of Revenue Village of Majas, Takula Andheri, MSD, at or for the consideration and on the terms and conditions more particularly stated therein. The said Indenture of Conveyance is registered with the Sub-Registrar of Assurances, at Bombay, under Serial No. BOM/R/3667/1967.

(ii) By an Indenture of Conveyance dated 24th October, 1974, made between Dosibai Nanabhoy Jeejeebhoy (Vendor), Brijlal Lalji Vakharia, Mrs. Usha Madhusudan Vakharia, Mahendra Brijlal Vakharia, R. Ramchandran Pillai and Ratnadevi J. Sharma (Confirming Parties) and Madhu Builders Pvt. Ltd. (Purchaser), the Vendor named therein, with the consent and confirmation of the Confirming Parties named therein, sold, transferred and conveyed in favour of Madhu Builders Pvt. Ltd., all that pieces or parcels of land bearing Survey Nos. 31 (Part), 34 (Part), 35 (Part) and 40 (Part), and bearing C.T.S. Nos. 167, 176, 178, 180 and 190 (Part), aggregately admeasuring 1,40,430 Square Meters or thereabouts, of Revenue Village of Majas, Takula Andheri, MSD, at or for the consideration and on the terms and conditions more particularly stated therein. The said Indenture of Conveyance is registered with the Sub-Registrar of Assurances at Bombay, under Serial No. BOM/S/3853/1974.

(iii) By an Indenture of Conveyance dated 27th November, 1974, made between Dosibai Nanabhoy Jeejeebhoy (Vendor), Brijlal Lalji Vakharia, Mrs. Usha Madhusudan Vakharia, Mahendra Brijlal Vakharia, R. Ramchandran Pillai and Ratnadevi J. Sharma (Confirming Parties) and Madhu Builders Pvt. Ltd. (Purchaser), the Vendor named therein, with the consent and confirmation of the Confirming Parties named therein, sold, transferred and conveyed in favour of Madhu Builders Pvt. Ltd., all that pieces or parcels of land bearing Survey Nos. 40 (Part) and 42 (Part), and bearing C.T.S. Nos. 171, 175, 180 and 190 (Part), aggregately admeasuring 1,45,125 Square Meters or thereabouts, of Revenue Village of Majas, Takula Andheri, MSD, at or for the consideration and on the terms and conditions more particularly stated therein. The said Indenture of Conveyance is registered with the Sub-Registrar of Assurances at Bombay, under Serial No. BOM/S/4224/1974.

(iv) Subsequently, the name of Madhu Builders Pvt. Ltd. was changed to Madhu Fantasy Land Pvt. Ltd. and in pursuance thereof the Asstt. Registrar of Companies, Maharashtra, Mumbai, issued the Fresh Certificate of Incorporation dated 29th April 1992.

(v) We are informed that by various Orders passed by the Collector, Mumbai Suburban

Division, from time to time, the land bearing C.T.S. No. 190 came to be Sub-Divided, into Sub-Divided Plots bearing C.T.S. Nos. 190A, 190B, 190C and 190D, though however, we do have in our possession the copies of the said Orders;

(vi) By an Indenture of Conveyance dated 26th May, 1998, made between Madhu Fantasy Land Pvt. Ltd. (Vendor) and Advaita Estate & Development Pvt. Ltd. (Purchaser), the Vendor named therein sold, transferred and conveyed unto and in favour of Advaita Estate & Development Pvt. Ltd., part of the said Sub-Divided Plot bearing C.T.S. No.190A, at or for the consideration and on the terms and conditions more particularly stated therein. The said Indenture of Conveyance is registered with the Sub-Registrar of Assurances at Bombay, under Serial No. BBJ/1886/1998.

(vii) Inadvertently the area of the Larger Plot sold and conveyed under the said Indenture of Conveyance dated 26th May, 1998 was wrongfully mentioned as 4,840 Square Meters instead of its correct area of 6,060 Square Meters and also on the plan annexed to the said Conveyance the southern boundary was wrongly drawn and therefore by a Deed of Rectification dated 23rd July 1998, made between Madhu Fantasy Land Pvt. Ltd. (Vendor) and Advaita Estate & Development Pvt. Ltd. (Purchaser), the said errors were rectified and corrected as more particularly stated therein. The said Deed of Rectification is registered with the Sub-Registrar of Assurances at Bombay, under Serial No. BBJ/2762/1998.

(viii) We are informed that by various Orders passed by the Collector, Mumbai Suburban Division, from time to time, the said Sub-Divided Plot bearing C.T.S. No.190A came to be further Sub-Divided, from time to time, and ultimately in pursuance of an Order bearing No.C/Off. 3C/P.V./S.R.A. 172 dated 30th July 1999 read with Rectification Order dated 12th April 2001, the Plot purchased by Advaita Estate & Development Pvt. Ltd. under the said Indenture of Conveyance dated 26th May, 1998 was given a New C.T.S. Number as C.T.S. No.190/A/6/2 (hereinafter referred to as "**the Larger Plot**"), though however we do not have in our possession the copies of the said Orders.

(ix) By a Deed of Conveyance dated 15th May, 2010, made between Advaita Estate & Development Pvt. Ltd. (therein wrongly mentioned as Advaita Estate Land Pvt. Ltd.) (Vendor) and Mahakali Sarbojanin Durgautsav Seva Samiti (Purchaser) (hereinafter referred to as "**MSDSS**"), the Vendor named therein sold, transferred and conveyed a part of the Larger Plot admeasuring 4,200 Square Feet i.e. 390.33 Square Meters (hereinafter referred to as **the MSDSS Land**) in favour of MSDSS, at or for the consideration and on the terms and conditions more particularly stated therein. The said Deed of Conveyance is registered with the Sub-Registrar of Assurances, Andheri-1 at Mumbai, under Serial No. BDR-1/5471/2010.

(x) By a Deed of Conveyance dated 21st December 2018, made between Advaita Estate & Development Pvt. Ltd. (Vendor) and Neelkamal Realty & Construction LLP (Purchaser), the Vendor named therein sold, transferred and conveyed the remaining part of the Larger Plot, bearing C.T.S. No. 190/A/6/2 (Part), admeasuring 5,669.67 Square Meters (hereinafter referred to as "**the said Plot**"), unto and in favour of Neelkamal Realty & Construction LLP, at or for the consideration and on the terms and conditions more particularly stated therein. The said Deed of Conveyance is registered with the Sub-Registrar of Assurances, Andheri-7 at

Mumbai, under Serial No. BDR-18/13205/2018.

(xi) By a Deed of Confirmation dated 3rd April 2019, made between Advaita Estate & Development Pvt. Ltd. (Vendor) and Neelkamal Realty & Construction LLP (Purchaser), Advaita Estate & Development Pvt. Ltd. admitted, acknowledged and confirmed the receipt of the entire consideration from Neelkamal Realty & Construction LLP under the said Deed of Conveyance dated 21st December 2018, as more particularly stated therein. The said Deed of Confirmation is registered with the Sub-Registrar of Assurances, Andheri-7 at Mumbai, under Serial No. BDR-18/3868/2019.

(xii) Inadvertently in the said Deed of Conveyance dated 15th May, 2010 the name of the Vendor was wrongly mentioned as "M/s. Advaita Estate Land Pvt. Ltd." instead of its correct name "Advaita Estate & Development Pvt. Ltd." and the location of the MSDSS Land was wrongly shown and delineated on the Plan annexed to the said Deed of Conveyance, though the boundaries thereof were described rightly in the Second Schedule of the said Deed of Conveyance and therefore by a Deed of Rectification dated 16th July, 2019 made between Advaita Estate & Development Pvt. Ltd. (Vendor) and MSDSS (Purchaser) the said errors in the said Deed of Conveyance dated 15th May 2010 were corrected and rectified, as more particularly stated therein, The said Deed of Rectification is registered with the Sub-Registrar of Assurances, Andheri-7 at Mumbai under Serial No. BDR-18/8048/2019.

(xiii) Inadvertently in the said Deed of Conveyance dated 21st December, 2018 the location of the said Plot was wrongly shown and delineated on the Plan annexed to the said Deed of Conveyance, though the boundaries thereof were described rightly in the Second Schedule of the said Deed of Conveyance and therefore by a Deed of Rectification dated 22nd July, 2019, made between Advaita Estate & Development Pvt. Ltd. (Vendor) and Neelkamal Realty & Construction LLP (Purchaser), the said error in the said Deed of Conveyance dated 21st December, 2018 was corrected and rectified, as more particularly stated therein, The said Deed of Rectification is registered with the Sub-Registrar of Assurances, Andheri-7 at Mumbai, under Serial No. BDR-18/9088/2019.

(xiv) By an Order dated 26th July, 2022, the Tehsildar (Revenue), MSD, Sub-Divided the Larger Plot bearing C.T.S. No. 190/A/6/2 into 3 Plots and in pursuance thereof the City Survey Officer, Andheri, issued New Property Cards bearing C.T.S. No. 190/A/6/2/A in respect of the MSDSS Land admeasuring 390.33 Square Meters; C.T.S. No. 190/A/6/2/B in respect of the part of the said Plot under Reservation of Rehabilitation & Resettlement (R.R. 2.1) admeasuring 1387.87 Square Meters and C.T.S. No. 190/A/6/2/C in respect of the balance area of the said Plot admeasuring 4281.80 Square Meters.

Sr. No.

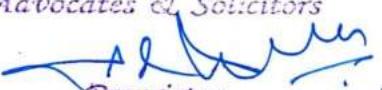
- 1) Digitally signed Property Cards of New C.T.S. Nos. 190/A/6/2/B and 190/A/6/2/C.
- 2) Search Reports dated 8th October, 2018 and 22nd February 2023, for the search taken from Sub-Registrar office at Mumbai and Bandra, including on the official Website of the Department of Registration & Stamps, Government of



Maharashtra, <https://esearchigr.maharashtra.gov.in>.

- 3) Any other relevant title: Nil
- 4) Litigations if any: Nil

Date: 02.03.2023

M/s. Mehta & Co.
Advocates & Solicitors

Proprietor

Housiey.com