

N. Y. SHAIKH & CO.

Advocates & Solicitor

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Ref. No. _____

By Regd.A/D./By Hand
By Courier/Speed Post

Date : 23rd Aug. 2022

FORMAT – A

(Circular No.:- 28/2021)

To,
Maharashtra Real Estate Regulatory Authority,
3rd Floor, A-Wing,
Slum Rehabilitation Authority,
Administrative Building,
Anant Kanekar Marg,
Bandra (E), Mumbai 400 051.

LEGAL TITLE REPORT/CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

RE: Plot of land bearing C.T.S. No.280, & C.T.S. Nos.280/1 to 13, Survey No.10, Hissa No.2(pt), and C.T.S. No.281 & C.T.S. No.281/1 to 20, total admeasuring 916.8 Sq. Meters, at Village : Mogra, Taluka : Andheri, in the registration District of Mumbai and Mumbai Suburban District, situated at Natwar Nagar Road No.1, Jogeshwari (E) Mumbai – 400 060, which is more particularly described in the Schedule hereunder written (hereinafter referred to as "the SAID PROPERTY").

We have been asked by our clients, M/s. A. M. ENTERPRISES, having its office at Ground Floor, Farhat Apartment, Bandivali Hill Road, Jogeshwari (W) Mumbai – 400 102, (hereinafter referred to as "THE CLIENT ") to certify title in respect of captioned property, which is more particularly described in the Schedule here under written.



From the documents produced before us like Property Registered Card, the Registered Deed of Conveyance and from the searches taken at the Offices of the Sub Registrar of Assurances at Sub-Registrar, for 30 years through Search clerk, we wish to state as follows.

1. The Said Property i.e. consist of two Plot of land bearing **C.T.S. No.280, & C.T.S. Nos.280/1 to 13, Survey No.10, Hissa No.2(pt), and C.T.S. No..281 & C.T.S. No.281/1 to 20**, total admeasuring **916.8 Sq. Meters**, at **Village : Mogra, Taluka : Andheri**, in the registration District of Mumbai and Mumbai Suburban District, situated at Natwar Nagar Road No.1, Jogeshwari (E) Mumbai - 400 060, which is more particularly described in the Schedule hereunder written together with structures standing thereon Natwar Nagar Road no.1, Jogeshwari (E), Mumbai, PIN 400 060.
2. Originally one Peter Augustine Dias during his lifetime was the owner and seized, possessed of otherwise well sufficiently entitled to ALL THAT piece and parcel of land admeasuring 359.70 Sq. Meters, bearing C.T.S. No.280, 280/1 to 13, Survey No. 10, Hissa No.2(pt) of Village : Mogra, Taluka :Andheri, in the registration district and sub-district of Mumbai Suburban, together with the structures standing thereon situate, lying and being at Jogeshwari (East) Mumbai - 400 060 (for the sake of brevity hereinafter referred to as the **"SAID FIRST PROPERTY"**).
3. The said Peter Augustine Dias died intestate leaving behind his last Will & Testament, dated: 26/08/1906, whereby deceased have bequeathed the Said First Property to Peter Placid Dias, as his only heirs and legal representative entitled to his estate including the Said First Property, as per the law applicable to him at the time of his demise.



4. Accordingly, the said Peter Placid Dyas, have obtained Probate / Letter of Administration to the Property and Credits of deceased Peter Augustine Dyas, dated:09/11/1945, from the Honorable High Court of Judicature at Bombay, under Misc Application/Petition No.106 of 1945, in favour of Peter Placid Dyas.
5. Vide Indenture of Conveyance dated 19th August, 1961, duly registered with the office of sub-registrar of Assurance at Bandra bearing Registration No.BND/2030/1961, the said Peter Placid Dyas, has sold, assigned, transferred and conveyed the Said First Property in favour of Shri. Dhanai Bhagwandas Ahir Yadav for the consideration and upon the terms and conditions mentioned therein. In pursuance of the said Indenture of conveyance the said Shri. Dhanai Bhagwandas Ahir Yadav, was put in quiet, vacant and peaceful possession of the Said First Property as absolute owner thereof. The name of Shri. Dhanai Bhagwandas Ahir Yadav, was also accordingly mutated in the revenue record including property registered card in respect of the Said First Property.
6. On 04/04/1995 the said Shri. Dhanai Bhagwandas Ahir Yadav, died intestate leaving behind him, his wife Razia Dhanai Yadav, who also expired on 20/11/2005, leaving behind her Shri. Suryabali Dhanai Yadav (son) as his only heirs and legal representatives entitled to his/her/their estate as per Affidavit dated:03/10/2018, including the Said First Property, as per the law applicable to them at the time of their demise.
7. The said Shri. Suryabali Dhanai Yadav, also died intestate on 05/09/2014, leaving behind him, wife Smt. Jadavati Suryabali Yadav, and two sons Santosh Suryabali Yadav, & Ramkumar Suryabali Yadav, and three married daughters Geeta Bholanath Yadav, Punita Gulabchand Yadav & Sunita Santoshkumar Yadav, respectively as his only heirs and legal representatives entitled to



his estate including his undivided share, right, title and interest in the Said First Property, as per the law applicable to him at the time of his demise.

8. Vide Deed of Conveyance dated 23rd October, 2018 duly registered with the office of Sub-Registrar of Assurance at Borivali-1, bearing registration No. BDR-15/4425/2018, executed by and between (1) Smt. Jadavati Suryabali Yadav, (2) Santosh Suryabali Yadav, (3) Ramkumar Suryabali Yadav, (4) Geeta Bholanath Yadav, (5) Punita Gulabchand Yadav & (6) Sunita Santosh kumar Yadav (therein referred to as 'Vendors') and M/s A.M. Enterprises i.e. our clients/the promoters herein (therein referred to as '**Purchasers**'), the Vendors therein have sold, assigned, transferred and conveyed the **Said First Property**, in favour of our clients/the Promoter herein, for the consideration and upon the terms and conditions more particularly mentioned therein
9. Originally, as per Property Registered Card one Shri. Ramakbal Munnu Yadav, during his lifetime was the owner and seized, possessed off or otherwise well sufficiently entitled to all that piece and parcel of land admeasuring **557.1** Square Meters, bearing C.T.S. No.281, and C.T.S. Nos. 281/1 to 20 of Village : Mogra, Taluka: Andheri, in the registration district and sub-district of Mumbai City and Mumbai Suburban, together with the structures standing thereon situate, lying and being at Natwar Nagar Road No.1, Jogeshwari (East) Mumbai - 400 060 (for the sake of brevity hereinafter referred to as '**SAID SECOND PROPERTY**').
10. The said Shri. Ramakbal Munnu Yadav, died intestate on 12/07/1979, leaving behind him Shri. Gaurishankar Ramakbal Yadav, Shri. Ramshankar Ramakbal Yadav and Shri. Dayashankar/Ramakbal/Yadav, respectively as his only legal



heirs and his representatives entitled to his estate at the time of his demise including the Said Second Property.

11. Vide Development Agreement dated:21/04/2006 duly registered at the office of Sub-Registrar of Assurances bearing No. BDR1/3269/2006, the said Shri. Gaurishankar Ramakbal Yadav, Shri. Ramshankar Ramakbal Yadav and Shri. Dayashankar Ramakbal Yadav (therein referred to as 'owners') have granted the development rights in respect of the Said Second Property in favour of one M/s. Nirman Realtors and Developers Ltd. (therein referred to as 'Developer') and/or their nominees for the consideration and upon the terms and conditions more particularly mentioned therein.
12. The said Shri. Gaurishankar Ramakbal Yadav, Shri. Ramshankar Ramakbal Yadav and Shri. Dayashankar Ramakbal Yadav, have also executed an irrevocable Power of Attorney dated: 21/04/2006, duly registered at the office of the Sub-Registrar of Assurances at Andheri, bearing registration No. BDR1/3270/2006, in favour of said M/s. Nirman Realtors and Developers Ltd., whereby conferring all their rights in respect of the Said Second Property, in their favour including power to sign and execute conveyance, lien, transfer and sell the Said Second Property as per the discretion of said M/s. Nirman Realtors and Developers Ltd..
13. Vide Deed of Conveyance dated 30th August, 2019 duly registered with the office of Sub-Registrar of Assurance at Andheri, bearing registration No. BDR-17/12095/2019, duly executed between Shri. Gaurishankar Ramakbal Yadav, Shri. Ramshankar Ramakbal Yadav and Shri. Dayashankar Ramakbal Yadav (therein referred to as 'Vendors') M/s. Nirman Realtors and Developers Ltd. (therein referred to as 'Confirming Party') and M/s A.M. Enterprises i.e. our clients/the promoters herein (therein referred to as 'Purchasers'), the Vendors therein with confirmation of Confirming party therein have sold, assigned, transferred and conveyed the **Said Second**



Property, in favour of our clients / the Promoter herein, for the consideration and upon the terms and conditions more particularly mentioned therein. As per the terms of the said Deed of Conveyance dated 30th August, 2019, our clients / the Promoter herein have agreed to provide 2525 Square feet, RERA Carpet Area, in the building to be constructed on the Said Second Property to M/s. Nirman Realtors and Developers Ltd. over and above the consideration mentioned therein.

14. For the sake of brevity the Said First and Second Property hereinafter collectively referred to as **"SAID PROPERTY/PROJECT LAND"**.
15. The Said Property, is declared as 'SLUM' under the provisions of Maharashtra Slum Area Improvement and Clearance and Redevelopment Act, 1971 and the rules framed thereunder by an Order bearing No. DC/A/ENC/10/P.P., the Dias Compound and is duly gazatted, vide Government of Maharashtra Notification Dated:15/09/1977, at Page No.620.
16. The Said Property, is occupied by various Slum Dwellers. The slum dwellers of the Said Property accordingly have formed and registered a society in the name of **"Om Sai Jogeshwari SRA C.H.S. (Proposed)"**. The slum dwellers of the Said Society have also executed their individual irrevocable consent and agreement in favour of our clients / the promoter herein.
17. The report reflecting the flow of the title of our client i.e. the **M/s. A.M. ENTERPRISES**, on the said land is enclosed herewith as annexure.
18. The said land comes within the Suburban City limits and falls in Residential Zone as per Development Plan and declared under Slum Act.



19. In our opinion the ownership, rights and title of the said property is clear and marketable and free from all kinds of encumbrances. In view of the above, and in our opinion, the owners/promoters (our clients) herein alone have absolute and exclusive right and absolute authority to deal and develop the said property, more particularly described in the Schedule here under written.

In view thereof the right, title and interest of the owners mentioned herein above in respect of the aforesaid property is clear and marketable subject to what is stated hereinabove.

THE SCHEDULE ABOVE REFERRED TO

A plot of land together with structures & occupants situated at Plot of land bearing C.T.S. No. 280, & C.T.S. Nos. 280/1 to 13, Survey No. 10, Hissa No. 2(pt), and C.T.S. No. 281 & C.T.S. No. 281/1 to 20, total admeasuring 916.8 Sq. Meters, at Village : Mogra, Taluka : Andheri, in the registration District of Mumbai and Mumbai Suburban District, situated at Natwar Nagar Road No.1, Jogeshwari (E) Mumbai - 400 060, at K/East Municipal Ward, in the registration District of Mumbai and Mumbai Suburban District.

ON OR TOWARDS EAST : BY 9.15 D. P. ROAD

ON OR TOWARDS WEST : BY CTS NO. 279A & 278

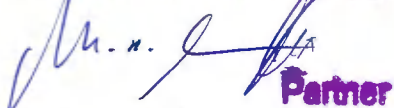
ON OR TOWARDS SOUTH : BY CTS NO. 253 & 276

ON OR TOWARDS NORTH : BY CTS NO. 279A & 279B

DATED THIS 23rd DAY OF AUGUST, 2022.

For N. Y. Shaikh & Co.

For M/s. N.Y. Shaikh & Co.


Partner

(N. Y. Shaikh)

Partner,



Encl. Annexure as above referred.

N. Y. SHAIKH & CO.

Advocates & Solicitor

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FLOW OF THE TITLE OF THE SAID PLOT / PROPERTY

- 1) 7/12 extract,
- 2) P.R. Card as on date of Application for registration.
- 3) Mutation Entry No. 654 & 671
- 4) Search Report for 30 years from 1990 till 2022, taken from the Sub-Registrar office at Mumbai & Mumbai Suburban District.
- 5) Any other relevant title.

Dated this 23rd day of August, 2022

For N. Y. Shaikh & Co.

For M/s. N.Y.Shaikh & Co.

(N. Y. Shaikh)

Partner,

Partner

