

To,  
MahaRERA  
3<sup>rd</sup> Floor, A Wing,  
Slum Rehabilitation Authority,  
Administrative Building, Anant Kanekar Marg,  
Bandra (E), Mumbai-400 051.

### LEGAL TITLE REPORT

**Subject:** Title clearance certificate with respect to immovable property bearing Plot No.51 of Town Planning Scheme III Santacruz (East) and bearing City Survey Nos.251, 251(1) to (29) Village I – Ward, Bandra, Taluka Andheri, Mumbai Suburban District together with a ground and one upper storey residential structure formerly known as “Kapoor Cottage” now known as “Shah Baug” and other tenements and structures standing thereon situated at 11<sup>th</sup> Road, Santacruz (East), Mumbai-400 055 (herein after referred as “the said plot”)

1. We have investigated the title of the said plot on the request of and under instructions of Mr. Hirji Morarji Shah, having his business address at 29, Mulji Devshi Building, 116, Keshavji Naik Road, Masjid Bunder, Mumbai 400 009, and have seen the following documents:

1) Description of the property:

ALL THAT piece or parcel of land or ground admeasuring approximately 1170 sq. mtrs. as per current Property Register Card) bearing Plot No.51 of Town Planning Scheme III Santacruz (East) and bearing City Survey Nos.251, 251(1) to (29) Village I – Ward, Bandra, Taluka Andheri, together with a ground and one upper storey residential structure formerly known as “Kapoor Cottage” now known as “Shah Baug” and other tenements and structures standing thereon situated at 11<sup>th</sup> Road, Santacruz (East), Mumbai-400 055.

2) The documents of allotment of plot:

(i) By and under a stamped and registered Deed of Conveyance dated 31<sup>st</sup> December 2006, (1) Mr. **CHANDRESH KISHORKANT SHAH**, (2) Mr. **KAMLESH SHASHIKANT SHAH**, (3) Mr. **RAJ SHASHIKANT SHAH** and (4) Smt. **SUSHMA** widow of **VIRENDRA SHAH** (hereinafter referred to as “the Vendors”) sold and conveyed in favour of **HIRJI MORARJI SHAH** their respective undivided 20% share, right, title and interest in the above mentioned immovable property (that is, in the aggregate 80% / 4/5<sup>th</sup>) subject to the rights of the tenants in respect of the immovable property now known as “Shah Baug”. The said Deed of Conveyance dated 31<sup>st</sup> December 2006 has been registered with the Sub-Registrar of Assurances, MSD on 7<sup>th</sup> April, 2007 under Serial No.BDR-1/2972/2007.

(ii) By and under a Decree dated 3<sup>rd</sup> March 2014 passed in terms of the Consent Terms dated 26<sup>th</sup> February 2014 in City Civil Suit No.4432 of 2008 (High Court Suit No.2430 of 2008) filed by HIRJI MORARJI

AHP & Co

SHAH (Plaintiff) against SMITA RAJESH SHAH (Defendant), which Decree has been registered with the Sub-Registrar of Assurance, Andheri 3 under Serial No.BDR9-8484-2014 dated 14-11-2014 and operates as a conveyance, the said Smita Rajesh Shah conveyed, transferred and assured her undivided 20% (1/5<sup>th</sup>) share, right, title and interest in the above mentioned immovable property subject to the rights of the tenants in the said immovable property "Shah Baug".

3) Property Register Card issued by City Survey Officer, Bandra.

Mutation entry No 6323 dated 22/02/2021.

4) Search report of 30 years

We have issued Public Notices and have conducted search, through D K Patil, at the offices of the Sub-Registrar, Bandra (both Manual Index) for 31 years from 1986 to 2016 and (Computerized Index) for 15 years from 2002 to 2016, who has issued his Report dated 28<sup>th</sup> September 2016.

2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, we are of the opinion that the title of Mr. Hirji Morarji Shah is clear, marketable and without any encumbrances.

**Owner of the land**

(1) Mr. Hirji Morarji Shah, CTS/C.S. No. 251, 251(1) to (29) Village I – Ward, Bandra Taluka Andheri,

(2) Qualifying comments/remarks:

Mr. Hirji Morarji Shah is the sole and absolute owner of the above mentioned immovable property, subject to the rights of the tenants in the said immovable property but otherwise free from encumbrances, charges and/or claims subject only to the litigation with the tenant of erstwhile Flat No.5 as mentioned in Annexure I hereto, and has a clear and marketable title thereto. As per the recent property card, the above mentioned immovable property now stands in the name of Mr. Hirji Morarji Shah.

3. The report reflecting the flow of the title of the developer Mr. Hirji Morarji Shah on the said plot is enclosed herewith as annexure "A".

Date: 21<sup>st</sup> November 2022

A.H. Parpia & Co  
A H Parpia and Company  
Advocates and Solicitors

**FLOW OF THE TITLE OF THE SAID LAND.**

- 1) Property Register card as on date of application for registration.
- 2) Mutation Entry No. 6323 dated 22/02/2021
- 3) Search Report dated 28<sup>th</sup> September 2016 for 31 years taken at the office of the Sub-Registrar Bandra and Mumbai from 1986 to 2016 (Manual Index) and at the office of the Sub-Registrar Bandra (Manual Index) and (Computerized Index) at the office of the Sub-Registrar of Bandra from 2002 to 2016.
- 4) There are no Litigations affecting the said immovable property other than those mentioned in Annexure I

Date: 21<sup>st</sup> November 2022

*A.H. Parpia & Co*

A H Parpia and Company

Advocates and Solicitors

**ANNEXURE - I**

Sr. No	Suit No	Court	Status	Remarks
1	RAE & R Suit No. 292/724 of 2002	SMALL CAUSES COURT. BANDRA	Disposed	The Tenant of erstwhile flat no. 5 has handed over possession of the premises to the Owner (the Plaintiff) and the Owner has reserved flat
	WP No. 2618 of 2021	HIGH COURT BOMBAY	Pending	No. 203 & 204 on the 2 <sup>nd</sup> floor of the building to be developed for the Tenant but subject to the outcome of the Suit

