

Ref. No.3364/...039A.../2022

FORMAT- A
(Circular No.28/2021 Dated 08/03/2021)

To MahaRERA

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to ALL THAT freehold land admeasuring 478.36 sq. mtrs. bearing C. S. No.1891 of Mahim Division together with building known as Prabhu Darshan (formerly known as Chandrika Mahal) earlier standing thereon and now demolished situate at Plot No.177, Lady Jamshedji Road, Dadar, Mumbai 400028 within registration District and Sub-District of Mumbai City (hereinafter referred to as "**the said Property**").

AND

Proposed new building to be known as "1891 Ekam Park" to be constructed on the said Land/Property.

We have investigated the title of the said Property on the request of M/s. Nascent Developers, and have perused following documents i.e.: -

1. Description of Property;
2. Deed of Conveyance dated 21.12.1938 registered with the Sub-Registrar of Assurances under Sr. No.BOM 242 of 1939;
3. Articles of Agreement dated 07.09.1985 registered with the Sub-Registrar of Assurances under Sr. No.BOM 2452 of 1985;
4. Deed of Conveyance dated 17.04.1986, registered with the Sub-Registrar of Assurances under Sr. No.BBE 1113 of 1986;
5. Sale Certificate dated 09.01.2017 registered with the Sub-Registrar of Assurances under Sr. No.BBE1 – 4359 of 2017;
6. Intimation of Disapproval ("**IOD**") dated 05.01.2022 bearing No. P-9550/2021/(1891)/G/North/MAHIM/IOD/1/ New and the sanctioned plans granted by MCGM;

7. Property Card of the above property issued by Superintendent, Mumbai City Survey and Land Records on 20.04.2022; and
8. Search Report of Search Clerk dated 21.04.2022.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property, we are of the opinion that the title of M/s. Nascent Developers as owner of the said Property is clear, marketable and free from any encumbrances.

Owner of the Land:

M/s. Nascent Developers - Freehold land admeasuring 478.36 sq. mtrs. bearing C. S. No.1891 of Mahim Division situate at Plot No.177, Lady Jamshedji Road, Dadar, Mumbai 400028 within registration District and Sub-District of Mumbai City.

Developer of the Land:

M/s. Nascent Developers - Freehold land admeasuring 478.36 sq. mtrs. bearing C. S. No.1891 of Mahim Division situate at Plot No.177, Lady Jamshedji Road, Dadar, Mumbai 400028 within registration District and Sub-District of Mumbai City.

The report reflecting the flow of the title of M/s. Nascent Developers as the Owner and Developer of the said Property is enclosed herewith.

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Search Report dated 21.04.2022
- 2) By Deed of Conveyance dated 21.12.1938, registered with the Sub-Registrar of Assurances under Sr. No. BOM 242 of 1939, at or for the consideration therein mentioned, MCGM sold, conveyed and transferred the said land unto Mrs. Chandrikabai Shrinivas Kulkarni (**“Chandrika”**) absolutely.
- 3) Said Chandrika died intestate on or about 27.06.1963 leaving behind her, her husband namely, Shrinivas Keshav Kulkarni (**“Shrinivas”**) as her only heir and legal representative according to Hindu Succession Act, 1956, law by which she was governed at the time of her death. Said Chandrika had no children.




- 4) On 21.04.1965, the Hon'ble High Court Bombay granted Letters of Administration to the property and credits of said Chandrika unto said Shrinivas in Testamentary and Intestate Jurisdiction Petition No.799 of 1963.
- 5) By Articles of Agreement dated 07.09.1985, registered with the Sub-Registrar of Assurances under Sr. No. BOM 2452 of 1985, at or for the consideration and upon the terms and conditions therein mentioned, said Shrinivas agreed to sell, transfer and convey the said land and the said building (hereinafter collectively referred to as the "**said property**") unto Venkatesh Laxman Prabhu ("**Venkatesh**").
- 6) Pursuant to the said Articles of Agreement dated 07.09.1985 and for the consideration received, by Deed of Conveyance dated 17.04.1986, registered with the Sub-Registrar of Assurances under Sr. No.BBE 1113 of 1986, said Shrinivas sold, conveyed and transferred the said property unto Venkatesh absolutely.
- 7) Said Venkatesh gave the said property in security to Canara Bank, Prime Corporate Branch II (formerly known as Industrial Finance Branch), Mumbai ("**the Bank**") towards financial facility provided by the Bank to Supreme Telecommunications Ltd.
- 8) Said Supreme Telecommunications Ltd. defaulted in repayment of the financial facility. Accordingly, the said property came to be sold to M/s. Nascent Developers, by the Bank through its Authorised Officer – Asset Recovery Management Branch under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("**SARFASI Act**") and a Sale Certificate dated 09.01.2017 came to be issued to M/s. Nascent Developers in that behalf. The Sale Certificate dated 09.01.2017 came to be registered with the Sub-Registrar of Assurances under Sr. No.BBE1 – 4359 of 2017.
- 9) In redevelopment of the said Property M/s. Nascent Developers proposes to construct a building to be known as "1891 Ekam Parkk" in accordance with the sanctioned building plans.

Date: May 11, 2022




 Adv. Hitesh Solanki
 Manoj and Ashok Associates
 Advocates & Solicitors
MANOJ & ASHOK ASSOCIATES
ADVOCATES & SOLICITORS
HIGH COURT, BOMBAY.

