



S Shah & Associates | Advocates & Solicitors

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To
Maha RERA
Housefin Bhavan E Block
Bandra Kurla Complex
Bandra East
Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of plot of leasehold land situate at the Junction of Lady Jamshedji Road M B Raut Road and Pandurang Naik Marg Shivaji Park Dadar (West) Mumbai 400 028 bearing Plot No 138 of the Shivaji Park Scheme Mahim and Cadastral Survey no 1848 of Mahim Division admeasuring 647.14 sq mts ('Plot')

We have investigated the title of the Plot on the request of Dipti Associates ('Lessee'), and following documents i.e.:-

i Description of the property:

Plot of land presently situate at the Junction of Lady Jamshedji Road M B Raut Road and Pandurang Naik Marg Shivaji Park Dadar (West) Mumbai 400 028 within the limits of Greater Mumbai in the district and registration sub district of Mumbai City and Mumbai Suburban bearing Plot No 138 of the Shivaji Park Scheme Mahim and Cadastral Survey no 1848 of Mahim Division admeasuring 647.14 sq mts ('Plot').

ii The documents of allotment of Plot:

- a Deed of Lease dated 17th March 1943 registered under no 2485 on 6th August 1943 with the Sub Registrar at Mumbai;
- b Deed of Assignment dated 21st November 1994 registered under no BBE/3556 of 1994 on 15th May 2000 with the Sub Registrar at Mumbai;
- c Development Agreement dated 30th December 2009 registered under no BBE /2-04285 of 2010 on 29th May 2010 with the Sub Registrar at Mumbai City-2;

- d Deed of Release dated 2nd February 2019 registered under no BBE/2-1427 of 2019 on 2nd February 2019 with the Sub Registrar at Mumbai City-2;
- c Deed of Transfer dated 31st March 2021 registered under no BBE/5-5924 of 2021 with the Sub Registrar at Mumbai City-2.
- iii Property card issued by the Mumbai City District Collector Office;
- iv Search report for thirty nine(39) years of Mr Nitendra Giridhar from 1982 to 2021 dated 18th July 2021;
- v Public notices issued on 28th November 2018 in Times of India(English) and Mumbai Samachar(Marathi) newspapers.
- 2 On perusal of the above mentioned documents and all other relevant documents relating to title of the Plot, we are of the opinion that the title of the Lessee is clear, marketable and without any encumbrances.

Owners of the land:

- i Municipal Corporation of Greater Mumbai - C.S. No - 1848;
- ii _____ NA _____ CTS/C.S. No;
- iii _____ NA _____ CTS/C.S. No;
- iv Qualifying comments/remarks if any - None.

3 The report reflecting the flow of the title of the Lessee on the Plot is enclosed as Annexure hereto.

Encl : Annexure.

For S Shah & Associates


Partner
Advocates & Solicitors
(An Associate Firm of L.D. Shah & Company)

Place: Mumbai

Date: April 15, 2021



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FORMAT 'A'
(Circular No.28/2021)

To

Maha RERA
Housefin Bhavan E Block
Bandra Kurla Complex
Bandra East Mumbai 400 051

FLOW OF TITLE OF THE LAND

Re: Plot of land presently situate at the Junction of Lady Jamshedji Road M B Raut Road and Pandurang Naik Marg Shivaji Park Dadar (West) Mumbai 400 028 bearing Plot No 138 of the Shivaji Park Town Planning Scheme and Cadastral Survey no 1848 of Mahim Division admeasuring 647.14 sq mts ('Plot')

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1 P R Card as on date of application for registration Sau Charusheela Subrato Ray ('Lessee').

2 Mutation Entry No: _____ of _____ as setout in the Property Record Card;

3 Search report of thirty-nine(39) of Mr Nitendra Giridhar from 1982 to 2021 dated 18th July 2021

4 Any other relevant title:

- i Deed of Lease dated 17th March 1943 registered under no 2485 on 6th August 1943 with the Sub Registrar at Mumbai, made between the Municipal Corporation of Greater Mumbai (MCGM) of the one part and (1) Shautaram Rajaram Vankudre and (2) Vimlabai Shataram Vankudre ('Original Lessees') of the other;

- ii Deed of Surrender dated 23rd October 1958 made between the Original Lessee 2 of the one part and the Original Lessee 1 of the other;
- iii Deed of Transfer dated 10th June 1994 made between the Original Lessee 2 and Others of the one part and Charusheela Subrato Ray of the other;
- iv Deed of Assignment dated 21st November 1994 registered under no BBI/3556 of 1994 on 15th May 2000 with the Sub Registrar at Mumbai, made between Charusheela Subrato Ray of the one part and Jayantilal Phootermal Jain (**'Lessee'**) of the other;
- v Development Agreement dated 30th December 2009 registered under no BBI 2/4285 of 2010 on 29th May 2010 with the Sub Registrar at Mumbai City-2, made between the Lessee of the one part and Sambhav Enterprise (**'Developer'**) of the other;
- vi By a Power of Attorney dated 4th December 2009 registered under no BBI 2/4286 of 2010 on 29th May 2010 with the Sub Registrar at Mumbai City-2, made by the Lessee in favour of the then partners of the Developer;
- vii IOD no EB/4859/GN/A of 2009- 2010 dated 20th January 2010 issued by the Municipal Corporation of Greater Mumbai (**'MCGM'**);
- viii Commencement Certificate bearing no EEBPC/4859/GN/A dated 22nd December 2011 issued by the MCGM;
- ix Common Order dated 23rd December 2015 passed by the High Court Bombay in Suits on 650 of 2015 and 911 of 2015 whereby it was observed that as per the Report of the Senior Inspector of Police, Amboli Police Station, both the partners of the Developer were absconding;
- x Deed of Release dated 2nd February 2019 registered under no BBI /2-1427 of 2019 on the same day with the Sub Registrar at Mumbai City-2 made between (1) Manita Chirag Jain – his married daughter and (2) Sushilaben Phootermal Jain – his mother (**'Other Heirs'**) of the one part and (1) Babita Jayantilal Jain– his widow (2) Keninkumar Jayantilal Jain (3) Kevin Jayantilal Jain - his two sons of the other (**'Assignors'**)
- xi Deed of Transfer dated 31st March 2021 registered under no BBI 5/ 5924 of 2021 with the Sub Registrar at Mumbai City made between the Assignors of the one part and Dipti Associates of the Other.

- 4 Litigations, if any: i) In the High Court of Bombay
Commercial Suit no 151 of 2021
Nilesh Sanghvi – versus –
M/s Sambhav Enterprise & Ors
relating to a claim for a premise in the Building to be
constructed by the Developer on the Plot. No
interim or other orders have been passed therein.
- ii) Before the Maharashtra Real Estate Regulatory
Authority
Complaint no CC006000000209509 of 2021
M/s Shah Investments & Anr – versus –
M/s Sambhav Enterprise & Ors
relating to a claim for a premise in the Building to be
constructed by the Developer on the Plot. No
interim or other orders have been passed therein.
- iii) Before the Maharashtra Real Estate Regulatory
Authority
Complaint no CC006000000210151 of 2022
Meghna Juthani and Anr – versus –
J P Porwal Realty & Ors
relating to a claim for a premise in the Building to be
constructed by the Developer on the Plot. No
interim or other orders have been passed therein.

For S Shah & Associates



Partner . .
Advocates & Solicitors
(An Associate Firm of L D Shah & Company)

Place: Mumbai

Date: April 15, 2022