



**YOGITA Y. BANDAL**  
B.A. LL.B

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FORMAT – A  
(Circular No.:- 28/2021)

To  
MahaRERA  
Bandra, Mumabi.

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to Plot bearing CTS No. G/399-C, G/399-D, G/399-E, situated at Village- Danda/Bandra, which is known as "Ganga Jamuna Co-Op Housing Society Ltd," 17th Road, Santacruz (West), Taluka: Andheri, admeasuring total area 3575.3 i.e. 4276.6 Sq. Yards, within the registration District and Sub-District of Mumbai Suburban District. (hereinafter referred as the **said plot**)

(1) I have investigated the title of the said plot on the request of **Jade Constructions Pvt. Ltd.** having its office address 505/506, Shalimar Morya Park, New Link Road, Andheri (West), Mumbai- 100053 and following documents i.e. :-

A) Description of the property as stated aforesaid;

B) Development Agreement dated 07.10.2014 executed by Ganga Jamuna Co-op Housing Society Ltd. with Jade Constructions Pvt. Ltd. registered under the serial No. BDR-15-8602-2014 before the office the Sub-Registrar of Assurances at Bandra;

C) First Supplementary Agreement dated 21.01.2016 executed by Ganga Jamuna Co-op Housing Society Ltd. with Jade Constructions Pvt. Ltd. registered with the Sub-Registrar of Assurances under the serial No. BDR-1-803-2016;

D) Second Supplementary Agreement dated 23.01.2020 executed by Ganga Jamuna Co-op Housing Society Ltd. with Jade Constructions Pvt. Ltd. which was

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registered on 01.02.2020 with the Sub-Registrar of Assurances under the serial No. BDR-4-328-2020;

E) Addendum to the Second Supplementary Agreement dated 10.06.2021 came to be executed by said Ganga Jamuna Co-op Housing Society Ltd. and Jade Constructions Pvt. Ltd registered with the Sub-Registrar of Assurances under the serial No. BDR- 18-328-2021;

F) Public Notices dated 21<sup>st</sup> September 2019 published in the news papers namely "Free Press Journal" and "Nav Bharat";

G) No Claim Report dated 17.09.2021 issued by an Advocate;

H) Property Card issued by Government of Maharashtra dated 16.07.2020

I) Search Report dated 04.08.2021 for 30 years taken in the Office of the Sub-Registrar of Assurances at Mumbai, Bandra from the year 1992 to 2021;

J) Index-II in respect of said property.

(2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of "Ganga Jamuna Co-op Housing Society Ltd." is clear, marketable and without any encumbrances.

Owners of the land:

- (1) Ganga Jamuna Co-Op Housing Society Ltd - Plot bearing CTS No. G/399-C;
- (2) Ganga Jamuna Co-Op Housing Society Ltd - Plot bearing CTS No. G/399-D;
- (3) Ganga Jamuna Co-Op Housing Society Ltd - Plot bearing CTS No. G/399-E.

(3) The report reflecting the flow of the title of the "Ganga Jamuna Co-op Housing Society Ltd." on the said land is enclosed herewith as Annexure.

Encl : Annexure.

Date: 03.10.2021

  
Advocate  
**YOGITA Y. BANDAL**  
B.A., LLB  
Advocate High Court  
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### ANEEXURE

Sr.No.

- 1) Property Card issued by Government of Maharashtra dated 16.07.2020
- 2) I have not perused the Mutation Entry
- 3) Search report for 30 years from the year 1992 to 2021 Taken from Sub-Registrar of Assurances at Mumbai, Bandra.

### FLOW OF TITLE

- a) One Mr. Arvind V. Divatia being "Vendors" seized and possessed of or otherwise well and sufficiently entitled to lands admeasuring 1076 sq. yards bearing CTS No. G/399-D of Village Danda, Taluka-Andheri, by an registered Deed of Conveyance dated 05.08.1960 under the serial No. BOM-1525-1960 granted transferred and conveyed unto Mr. Albert Sinha being "Purchaser", the said lands for the consideration and in the manner appearing therein.
- b) One Mr. Manohar Prasad Ravishankar being "Vendors" seized and possessed of or otherwise well and sufficiently entitled to lands admeasuring 1070 sq. yards bearing CTS No. G/399-C of Village Danda, Taluka-Andheri, by registered Deed of Conveyance dated 05.08.1960 under the serial No. BOM-1527-1960 granted transferred and conveyed unto Mr. Albert Sinha being "Purchaser", the said lands for the consideration and in the manner appearing therein.
- c) One Mr. Arvind Dhanvinram and Mr. Suhard Dhanvinram being "Vendors" seized and possessed of or otherwise well and sufficiently entitled to lands

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admeasuring 2130 sq. yards bearing CTS No. G/399-E of Village Danda, Taluka-Andheri, by an registered Deed of Conveyance dated 05.08.1960 under the serial No. BOM-1529-1960 granted transferred and conveyed unto Mr. Albert Sinha being "Purchaser", the said lands for the consideration and in the manner appearing therein.

- d) The said Mr. Albert Sinha, the owner of the land, thereafter by a Deed of Conveyance dated 30.10.1962 registered with the Sub-Registrar of Assurances at Bandra under the serial No. BDR-2631-1962 area admeasuring 1070 sq. yards bearing CTS No. G/399-C, Deed of Conveyance dated 30.10.1962 registered with the Sub-Registrar of Assurances at Bandra under the serial No. BDR-2632-1962 area admeasuring 1076 sq. yards bearing CTS No. G/399-D and Deed of Conveyance dated 22.12.1962 registered with the Sub-Registrar of Assurances at Bombay area admeasuring 2130 sq. yards bearing CTS No. G/399-E for the consideration mentioned therein, conveyed transferred and assured unto "Ganga Jamuna Co-op Housing Society Ltd" in the manner therein contained and recorded.
- e) The said CTS property Card in respect of the captioned land and constructed building thereon admeasuring 3575.30 Sq. Mtrs. was recorded in the name of Ganga Jamuna Co-op Housing Society Ltd. as the holder of land
- 4) As per the Public notice dated 21.09.2021 , there is pending litigation in respect of Flat No. C-20 being Suit No. 917 of 2012 alongwith Suit No. 1597 of 2007 before Bombay High Court. Save and except aforesaid suit, no litigation is pending with respect to said property.

Date: 03.10.2021



Advocate

**YOGITA Y. SANDAL**

B.A., LLB

**Advocate High Court**

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