

**Rajesh A. Ghadi**  
**Advocate**

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**FORMAT - A**  
**(Circular No. 28/2021)**

**To,**

**MahaRERA**

BKC, Housefin Bhavan, Near RBI,  
E Block, Bandra Kurla Complex,  
Bandra East, Mumbai – 400 051.

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to all that piece or parcel of land bearing Final Plot No.758 of TPS IV of Mahim Division admeasuring 612 square yards equivalent to 511.71 square meters or thereabouts as per latest property card (admeasuring 627 sq. yards as per old title documents) together with building standing thereon known as "**Sukrut**" comprising of ground plus three upper floors on the East side of Cadell Road registered in the Books of the Collector of Land Revenue under the Collector's last Rent Roll Nos. EA/784 and old Cadastral Survey Nos.106 and 5/106 of Mahim Division and assessed in the Books of the Collector of Municipal rates and Taxes under 'G' Ward No.4465 (6) and Street No. 825-E, in the Registration District and Sub-District of Mumbai City and hereinafter collectively referred to as the "**said Property**".

I have investigated the title of the said Property on the request of M/s. Sugee Eighteen Developers LLP and following documents i.e.: -

1) **Description of the said Property**

All that piece or parcel of land bearing Final Plot No.758 of TPS IV of

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Mahim Division admeasuring 612 square yards equivalent to 511.71 square meters or thereabouts as per latest property card (admeasuring 627 sq. yards as per old title documents) together with building standing thereon known as "Sukrut" comprising of ground plus three upper floors on the East side of Cadell Road registered in the Books of the Collector of Land Revenue under the Collector's last Rent Roll Nos. EA/784 and old Cadastral Survey Nos.106 and 5/106 of Mahim Division and assessed in the Books of the Collector of Municipal rates and Taxes under 'G' Ward No.4465 (6) and Street No. 825-E, in the Registration District and Sub-District of Mumbai City.

2) **The Documents of allotment of the said Property**

Sr. No.	Description of Documents
1.	Copy of Indenture dated 14 <sup>th</sup> December 1954 duly registered with the Sub-Registrar of Assurances of Bombay under Serial No. BOM-7925 of 1954 executed by and between Mr. Bharat Vishnu Patil therein referred to as the Vendor and Mr. Ramkrishna Atmaram Samant therein referred to as the Purchaser.
2.	Copy of Deed of Release dated 9 <sup>th</sup> March 2010 duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE3-2234 - 2010, executed by and between 1) Mr. Suryakant Devrao Desai, 2) Mrs. Nandita Umakant Desai maiden name Nandita Deorao Desai and 3) Mr. Jagdish Devrao Desai, 4) Mrs. Indumati Harishchandra Samant, 5) Mrs. Mira Avinash Samant maiden name Mira Harishchandra Samant and 6) Mrs. Bhagyashree Vilas Gavankar maiden name Bhagyashree Harishchandra Samant and 7) Mr. Hemant Ramakant Samant therein referred to as "the Releasers" and 1)

	Mr. Gajanan Ramakant Samant and 2) Mr. Vijay Harishchandra Samant therein referred to as "the Releasees".
3.	Copy of Deed of Conveyance dated 17 <sup>th</sup> October 2017 duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE1-4944 - 2017 executed by and between 1) Mr. Gajanan Ramakant Samant and 2) Mr. Vijay Harishchandra Samant therein collectively referred to as the Vendors and M/s. Sugee Nine Developers LLP therein referred to as the Purchaser.
4.	Debenture Trust Deed dated 6 <sup>th</sup> June 2018 duly registered with the Sub-Registrar of Assurances of Mumbai under Serial No. BBE-3-5314 of 2018 executed by and between M/s. Vistra ITCL (India) Limited therein referred to as the Debenture Trustee, Sugee Estates Private Limited therein referred to as the Issuer and M/s. Sugee Nine Developers LLP therein referred to as the Mortgagor.

- 3) Copy of Property Card issued by Assistant Superintendent cum City Survey Officer, Mumbai dated 6<sup>th</sup> January 2023.
- 4) Search Report for 60 years from 1962 till 2022.

2/- On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property subject to (a) mortgage created in favour of M/s. Vistra ITCL (India) Limited under Debenture Trust Deed dated 6<sup>th</sup> June 2018 as mentioned in this Report and (b) tenancy rights of the tenants/occupants of the said Property, I am of the opinion that M/s. Sugee Two Developers LLP is the owner of the said Property.

- **Owners of the Land**

M/s. Sugee Nine Developers LLP is the owner of the said Land bearing Final Plot No.758 of TPS IV of Mahim Division

- **Qualifying Comments/remarks if any – Nil**

*Asy*

3/- The report reflecting the flow of the title of M/s. Sugee Nine Developers LLP on the said Property is enclosed herewith as annexure.

**Encl: As above**

Dated this 4<sup>th</sup> day of April, 2023.



**Rajesh A. Ghadi**  
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205/B, Raj-Ratan, Subway Road,  
Jogeshwari (E), Mumbai - 60.

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**FLOW OF THE TITLE OF THE SAID PROPERTY**

- 1) **Copy of Property Card issued by the Assistant Superintendent cum City Survey Officer, Mumbai dated 6<sup>th</sup> January 2023.**
- 2) **Mutation Entry No. - N/A**
- 3) **Search report for 60 years from 1962 till 2022 taken at Sub-Registrar's office at Mumbai.**
- 4) **Title Flow:**
  - a) One Mr. Bharat Vishnu Patil was seized and possessed of and otherwise well and sufficiently entitled to all that piece or parcel of land bearing Final Plot No.758 of TPS IV of Mahim Division admeasuring 612 square yards equivalent to 511.71 square meters or thereabouts as per latest property card (admeasuring 627 sq. yards as per old title documents) situate on the East side of Cadell Road registered in the Books of the Collector of Land Revenue under the Collector's last Rent Roll Nos. EA/784 and at that relevant time forming part of two pieces or parcels of lands or grounds bearing Cadastral Survey Nos.106 and 5/106 of Mahim Division and assessed in the Books of the Collector of Municipal rates and Taxes under 'G' Ward No.4465 (6) and Street No. 825-E, in the Registration District and Sub-District of Mumbai City (hereinafter referred to as the "**said Land**").
  - b) On 4<sup>th</sup> March 1953, the said Mr. Bharat Vishnu Patil deposited with one Mr. Ramkrishna Atmaram Samant, title deeds of the said Land with intent to create security thereon for repayment of the sum of Rs.18500/- lent and advanced by the said Mr. Ramkrishna Atmaram Samant to the said Mr. Bharat Vishnu Patil.
  - c) While, the said principal sum of Rs.18500/- was still due and

owing on the security of the aforesaid equitable mortgage, the said Mr. Bharat Vishnu Patil has agreed with the said Mr. Ramkrishna Atmaram Samant for the absolute sale to him the said Land at the price of Rs.18500/- and that the said Mr. Ramkrishna Atmaram Samant would retain the entire purchase price of Rs.18500/- in satisfaction of the principal sum due to him under the aforesaid mortgage. Accordingly, in consideration of the sum of Rs.18500/- retained by the said Mr. Ramkrishna Atmaram Samant in full satisfaction of all monies due under the aforesaid equitable mortgage, vide an Indenture dated 14<sup>th</sup> December 1954 duly registered with the Sub-Registrar of Assurances at Bombay under Serial No.BOM-7925 of 1954, executed by and between the said Mr. Bharat Vishnu Patil therein referred to as the Vendor and the said Mr. Ramkrishna Atmaram Samant therein referred to as the Purchaser, the said Mr. Ramkrishna Atmaram Samant acquired the said Land from the said Mr. Bharat Vishnu Patil on the terms and conditions mentioned therein.

- d) The said Mr. Ramkrishna Atmaram Samant during his lifetime constructed on the said Land, a building comprising of ground plus three upper floors which is known as "Sukrut" (hereinafter referred to as the "**said Building**"). The said Building consists of 11 premises which were let out by the said Mr. Ramkrishna Atmaram Samant to 11 tenants/occupants on monthly tenancy basis.
- e) The said Mr. Ramkrishna Atmaram Samant died intestate on 4<sup>th</sup> November 1969 leaving behind 1) Smt. Maltibai Devrao Desai, 2) Mr. Harishchandra Ramkrishna Samant and 3) Mr. Ramakant Ramkrishna Samant as his only legal heirs and representatives and next-of-kin under the Hindu Succession Act, 1956 as amended from time to time, under which he was governed at the time of his death.
- f) The said Smt. Maltibai Devrao Desai died intestate on 17<sup>th</sup> May

1996 leaving behind 1) Mr. Suryakant Devrao Desai, 2) Mrs. Nandita Desai and 3) Mr. Jagdish Devrao Desai as her only legal heirs and representatives and next-of-kin under the Hindu Succession Act, 1956 as amended from time to time, under which she was governed at the time of her death.

- g) The said Mr. Harishchandra Ramkrishna Samant died intestate on 30<sup>th</sup> May 2000 leaving behind 1) Mrs. Indumati Harishchandra Samant, 2) Mrs. Meera Avinash Samant, 3) Mrs. Bhagyashree Vilas Gavankar and 4) Mr. Vijay Harishchandra Samant as his only legal heirs and representatives and next-of-kin under the Hindu Succession Act, 1956 as amended from time to time, under which he was governed at the time of his death.
- h) The said Mr. Ramakant Ramkrishna Samant died intestate on 27<sup>th</sup> November 2008 leaving behind 1) Mr. Gajanan Ramakant Samant and 2) Mr. Hemant Ramakant Samant as his only legal heirs and representatives and next-of-kin under the Hindu Succession Act, 1956 as amended from time to time, under which he was governed at the time of his death.
- i) By Deed of Release dated 9<sup>th</sup> March 2010 duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No.BBE3-2234 - 2010, executed by and between the said 1) Mr. Suryakant Devrao Desai, 2) Mrs. Nandita Umakant Desai maiden name Nandita Deorao Desai and 3) Mr. Jagdish Devrao Desai, 4) Mrs. Indumati Harishchandra Samant, 5) Mrs. Mira Avinash Samant maiden name Mira Harishchandra Samant and 6) Mrs. Bhagyashree Vilas Gavankar maiden name Bhagyashree Harishchandra Samant and 7) Mr. Hemant Ramakant Samant therein referred to as "the Releasers" and 1) Mr. Gajanan Ramakant Samant and 2) Mr. Vijay Harishchandra Samant therein referred to as "the Releasees", the Releasers therein had released their rights, title and interest in the said Property in favour of the Releasees therein.
- j) By Deed of Conveyance dated 17<sup>th</sup> October 2017 duly registered with

the Sub-Registrar of Assurances at Mumbai under Serial No. BBE1-4944 - 2017, executed by and between 1) Mr. Gajanan Ramakant Samant and 2) Mr. Vijay Harishchandra Samant therein collectively referred to as the Vendors and M/s. Sugee Nine Developers LLP therein referred to as the Purchaser, the Vendors therein sold and transferred the said Property to the Purchaser therein on the terms and conditions stated therein.

- k) Thus, from the aforesaid documents it is clear that the said Property was owned by one Samant family for more than 60 years and now purchased by the said M/s. Sugee Nine Developers LLP, as aforesaid.

In view of the aforesaid, I hereby certify that the ownership rights of M/s. Sugee Nine Developers LLP to the said Property described in the Schedule hereunder written are clear and marketable and free from any encumbrance subject to (a) mortgage created in favour of M/s. Vistra ITCL (India) Limited under Debenture Trust Deed dated 6<sup>th</sup> June 2018 as mentioned in this Report and (b) to rights of the Tenants occupying the said Property on monthly tenancy basis.

Dated this 04<sup>th</sup> day of April, 2023.



**Rajesh A. Ghadi**  
**Advocate, High Court Bombay**  
**205/B, Raj-Ratan, Subway Road,**  
**Jogeshwari (E), Mumbai - 60.**