

*Adv. Dr. Pramod Kumar Tripathy*

LL.M, B.Com, LL.B., M.B.A., DCL, Ph.D.

To,  
Maha RERA  
Mumbai.

FORMAT-A  
(Circular No:- 28/2021)

**Law Cell** (Regd.)

ADVOCATES / SOLICITORS / CORPORATE ADVISERS,  
(PROPERTY, BANKING AND CYBER LAW)

**MUMBAI**

Unit No. 15, Borivali Ganjawala CHS. Ltd.,  
Building No.2, Near Punjab National Bank,  
Borivali (W), Mumbai - 400 092.

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**LEGAL TITLE REPORT**

Sub: Title Clearance Certificate with respect to Survey No. 47, City Survey No. 105 (part) original plot No. 187 (part) and new final plot No. 316 of Town Planning Scheme III, Vazira Naka, Borivali (West), Mumbai- 400 092, Village-Eksar, Taluka-Borivali, District-Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai under R/Central Ward.(hereinafter referred to as said plot")

I have investigated the title of the said plot on the request of M/s. Hirani Realtors (Developers) through its partners i) Shri. Hasmukh R. Hirani ii) Shri. Hasmukh D. Shah and following documents i.e.

1) Description of the Property:

All that piece and parcel of land or ground admeasuring area about 2063.7 sq.mtrs. equivalent to 2468 sq. yards and building named as Bank of India Employees Sukhada Co-operative Housing Society Ltd. bearing Regd. No. BOM-HSG/6036 dated 27/03/1980, lying, being and situated at Survey No. 47, City Survey No. 105 (part), original plot No. 187 (part) and new final plot No. 316 of Town Planning Scheme III, Vazira Naka, Borivali (West), Mumbai- 400 092, Village-Eksar, Taluka-Borivali, District-Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai under R/Central Ward.

2) The documents of allotment of Plot.

- i. By a Conveyance Deed dated 03/11/1938 between Farshibai Degu Silu & ors. And Taherbhai Mahamadali towards the land bearing survey No. 47, City Survey No. 105 (part), original plot No. 187 (part) and new final plot No. 316 of Town Planning Scheme III, situated at Village- Eksar, Taluka-Borivali, District-Bombay.



- ii. By a Conveyance Deed dated 10/11/1944 between Taherbhai Mohamedali And Mohamedali Abdulhusein towards the said land.
- iii. By a Conveyance Deed dated 27/12/1945 between Mohamadally A. Fanuswalla And Harakhnarayan Shukla towards the said land.
- iv. By a Conveyance Deed dated 05/07/1968 between Harakhnarayan Shukla And Vijaychand Virchand Shah & Ors. towards the said land.
- v. By an Agreement for Sale dated 28/10/1975 between Jaichand Virchand Shah & 7 others (Vendors) partners of M/s. Shah Patel & Co. And 1) Ulhas Vinayak Rane 2) Subhodh Krishna Tari 3) Vilas Wanwe partners of M/s. Rane Tari & Wanwe (first confirming party) And M.K. Sawant (second confirming party) And 1) Chandrakant Keshav Sawant 2) Pramod Kashinath Sawant partners of M/s. Sawant Builders & Contractors (purchasers) towards the said land.
- vi. By an Agreement dated 12/11/1975 between 1) Chandrakant Keshav Sawant 2) Pramod Kashinath Sawant partners of M/s. Sawant Builders & Contractors (third confirming party) And 1)Shri Narayan Mahadeo Patil 2) Shri. Fredy Jehangir Shroff 3) Shri Shrivallabh Vishwanath Vatsraj chief promoters of proposed Bank of India staff Sukhada Co-operative Housing Society Ltd (fourth confirming party- Purchaser) towards the said land.
- vii. By a Deed of Retirement dated 23/12/1976 between 1) Shantilal Maganlal Shah 2) Kantilal Maganlal Shah retired partners of M/s. Shah Patel & Co. And 1) Jaichand Virchand Shah 2) Ramanbhai Chhotubhai Patel 3) Chandrakant Ramanbhai Patel 4) Dinkar Ramanbhai Patel 5) Motibhai Fulabhai Patel 6) Navinchandra Jaichand Shah partners of M/s. Shah Patel & Co. towards the said land and Deed of Partnership 24/12/1976 executed by 1) Jaichand Virchand Shah 2) Ramanbhai Chhotubhai Patel 3)



Chandrakant Ramanbhai Patel 4) Dinkar Ramanbhai Patel 5) Motibhai Fulabhai Patel 6) Navinchandra Jaichand Shah 7) Prakash Shantilal Shah 8) Dilip Shantilal Shah partners of M/s. Shah Patel & Co.

- viii. By an Agreement dated 25/07/1978 between 1) Chandrakant Keshav Sawant 2) Pramod Kashinath Sawant partners of M/s. Sawant Builders & Contractors (third confirming party- owners) And 1)Shri Narayan Mahadeo Patil 2) Shri. Fredy Jehangir Shroff 3) Shri Shrivallabh Vishwanath Vatsraj chief promoters of proposed Bank of India staff Sukhada Co-operative Housing Society Ltd. (fourth confirming party- Purchaser) towards the plot No. 275.
- ix. By a Deed of Conveyance dated 28/07/1983 between Jaichand Virchand Shah & 7 others (Vendors) partners of M/s. Shah Patel & Co., And 1) Ulhas Vinayak Rane 2) Subhodh Krishna Tari 3) Vilas Wanwe partners of M/s. Rane Tari & Wanwe (first confirming party) And M.K. Sawant (second confirming party) And 1) Chandrakant Keshav Sawant 2) Pramod Kashinath Sawant partners of M/s. Sawant Builders & Contractors (third confirming party) And 1)Shri Narayan Mahadeo Patil 2) Shri. Fredy Jehangir Shroff 3) Shri Shrivallabh Vishwanath Vatsraj chief promoters of proposed Bank of India staff Sukhada Co-operative Housing Society Ltd. (fourth confirming party) And Bank of India Employees Sukhada Co-operative Housing Society Ltd. (Purchasers) bearing Regd. No. BOM/S-2254/1983 dated 15/11/1984.
- x. By latest copy of Property Card duly received from the office of the Sub-Registrar, Borivali dated 03/09/2022.

3) 7/12 extract or property card issued by Town Planning Authority, Borivali, District- Mumbai Suburban, mutation entry No.



4) Search Report for 47 years from 1975 to 2022 till 2/11/2022.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property as mentioned above. I am of the opinion that the title of said property is clear, marketable and without any encumbrances.

Owners of the land:-

- 1) Bank of India Employees Sukhada Co-operative Housing Society Ltd. by virtue of Deed of Conveyance dated 28/07/1983 bearing Regd. No. BOM/S-2254/1983 towards the said land having Survey No. 47, City Survey No. 105 (part) original plot No. 187 (part) and new final plot No. 316 of Town Planning Scheme III.
3. The report reflecting the flow of title of the said property belong to the present owner on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 02/11/2022

For Law Cell,

(Adv. P. K. Tripathy)



**MUMBAI**

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

It has been observed that by a Conveyance Deed dated 03/11/1938 between Farshibai Degu Silu & ors. And Taherbhai Mahamadali towards the land bearing survey No. 47, City Survey No. 105 (part), original plot No. 187 (part) and new final plot No. 316 of Town Planning Scheme III, situated at Village-Eksar, Taluka-Borivali, District-Bombay.

By a Conveyance Deed dated 10/11/1944 between Taherbhai Mohamedali And Mohamedali Abdulhusein towards the said land.

By a Conveyance Deed dated 27/12/1945 between Mohamadally A. Fanuswalla And Harakhnarayan Shukla towards the said land.

By a Conveyance Deed dated 05/07/1968 between Harakhnarayan Shukla And Vijaychand Virchand Shah & Ors. towards the said land.

By an Agreement for Sale dated 28/10/1975 between Jaichand Virchand Shah & 7 others (Vendors) partners of M/s. Shah Patel & Co. And 1) Ulhas Vinayak Rane 2) Subhodh Krishna Tari 3) Vilas Wanwe partners of M/s. Rane Tari & Wanwe (first confirming party) And M.K. Sawant (second confirming party) And 1) Chandrakant Keshav Sawant 2) Pramod Kashinath Sawant partners of M/s. Sawant Builders & Contractors (purchasers) towards the said land.



By an Agreement dated 12/11/1975 between 1) Chandrakant Keshav Sawant 2) Pramod Kashinath Sawant partners of M/s. Sawant Builders & Contractors (third confirming party) And 1)Shri Narayan Mahadeo Patil 2) Shri. Fredy Jehangir Shroff 3) Shri Shrivallabh Vishwanath Vatsraj chief promoters of proposed Bank of India staff Sukhada Co-operative Housing Society Ltd (fourth confirming party- Purchaser) towards the said land.

By a Deed of Retirement dated 23/12/1976 between 1) Shantilal Maganlal Shah 2) Kantilal Maganlal Shah retired partners of M/s. Shah Patel & Co. And 1) Jaichand Virchand Shah 2) Ramanbhai Chhotubhai Patel 3) Chandrakant Ramanbhai Patel 4) Dinkar Ramanbhai Patel 5) Motibhai Fulabhai Patel 6) Navinchandra Jaichand Shah partners of M/s. Shah Patel & Co. towards the said land and Deed of Partnership dated 24/12/1976 executed by 1) Jaichand Virchand Shah 2) Ramanbhai Chhotubhai Patel 3) Chandrakant Ramanbhai Patel 4) Dinkar Ramanbhai Patel 5) Motibhai Fulabhai Patel 6) Navinchandra Jaichand Shah 7) Prakash Shantilal Shah 8) Dilip Shantilal Shah partners of M/s. Shah Patel & Co.

By an Agreement dated 25/07/1978 between 1) Chandrakant Keshav Sawant 2) Pramod Kashinath Sawant partners of M/s. Sawant Builders & Contractors (third confirming party- owners) And 1)Shri Narayan Mahadeo Patil 2) Shri. Fredy Jehangir Shroff 3) Shri Shrivallabh Vishwanath Vatsraj chief promoters of proposed Bank of India staff Sukhada Co-operative Housing Society Ltd. (fourth confirming party- Purchaser) towards the plot No. 275.

By a Deed of Conveyance dated 28/07/1983 between Jaichand Virchand Shah & 7 others (Vendors) partners of M/s. Shah Patel & Co., And 1) Ulhas Vinayak Rane 2) Subhodh Krishna Tari 3) Vilas Wanwe partners of M/s. Rane Tari & Wanwe (first confirming party) And M.K. Sawant (second confirming party) And 1) Chandrakant Keshav Sawant 2) Pramod Kashinath Sawant partners of M/s. Sawant Builders & Contractors (third confirming party) And 1)Shri Narayan Mahadeo Patil 2) Shri. Fredy Jehangir Shroff 3) Shri Shrivallabh Vishwanath Vatsraj chief promoters of proposed Bank of India staff-Sukhada Co-operative Housing Society Ltd. (fourth confirming party) And Bank of India Employees Sukhada Co-operative Housing Society Ltd. (Purchasers) bearing Regd. No. BOM/S-2254/1983 dated 15/11/1984.



In view of the aforesaid facts, in our opinion the title of the said Registered Co-operative Housing Society i.e. Bank of India Employees Sukhada Co-operative Housing Society Ltd. in respect of the schedule above written appears to be clear, marketable, free from encumbrances, valid and enforceable by law.

Sr. No.

Date: 02/11/2022

For Law Cell,

(Adv. P. K. Tripathy)

