



ASD Associates

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TITLE REPORT

To,
**Maharashtra Real Estate
Authority (MahaRERA),**
Bandra West, Mumbai - 400051.

Sub: Title Report with respect to land bearing Survey No. 50, Hissa No. 6, City Survey No. 344A of Village Borivali, Borivali (West) admeasuring 3479 sq. mtrs situate at Eksar Road, D.D. Borge Marg, Borivali (West), Mumbai - 400091 of Village Borivali, Taluka Borivali, Mumbai Suburban District ("the said Property").

A. We have investigated the title of the said Property on the request and instructions of our clients M/s. Shivoham Associates having its office at 109, Laxmi Chayya CHSL, Babhai Naka, L.T. Road Borivali (West), Mumbai-400092 on perusal of the following documents.

1. **DESCRIPTION OF THE PROPERTY:**

All that piece or parcel of land or ground bearing Survey No. 50, Hissa No. 6, City Survey No. 344A of Village Borivali, Borivali (West) admeasuring 3479 sq. mtrs or thereabouts as per Property Registered Cards (P.R. Cards) together with the building standing therein known as 'Eksar Neelkamal CHSL' ("the Society") lying, being and situate at Eksar Road, D.D. Borge Marg, Borivali (West), Mumbai - 400091 of village Borivali, Taluka Borivali, Mumbai Suburban District and within the registration District of Mumbai Suburban and bounded as follows:- On or towards the North: by CTS No. 345; On or towards the South: by CTS No. 343; On or towards the East: by CTS No. 343; and On or towards the West: by 9.15 meter wide DP Road (hereinafter referred to as "the said Property").

2. **DOCUMENTS OF ALLOTMENT OF PLOT PERUSED:**

For the purpose of this Report, our client M/s. Shivoham Associates have handed over to us the following documents (in original or photocopies as has been stated below) and we have perused the same and relied upon the contents therein being true and correct.

- (i) Photocopy of Deed of Conveyance dated 24th June, 1974 [registered under Sr. No. BOM./S/2243 of 1974];
- (ii) Photocopy of the Deed of Conveyance dated 25th June, 1974 [registered under Sr. No. BOM./S/2244 of 1974];
- (iii) Photocopy of the Society Registration certificate.
- (iv) Photocopy of the Indenture of Conveyance dated 2nd March, 1987 [registered under Sr. No. SBJ/634/1987];
- (v) Photocopy of the Agreement of Right of Way dated 27th May, 1993 between the Society, and M/s. Radheya Construction Co., and M/s. H.R. Construction Co.;

- (vi) Photocopy of the Deed of Grant of Right of Way dated 8th September 2021 [registsered under serial No. BRL-9/11381/2021];
- (vii) Photocopy of Development Agreement dated 18.11.2021 [registered under serial No.BRL-5/16098 of 2021];
- (viii) Photocopy of the Power of Attorney dated 18.11.2021 [registered under serial No.BRL-5/16346 of 2021];
- (ix) Photocopy of Property Register Cards in respect said Property;
- (x) Photocopy of the Public Notices dated 23.10.2021 and Navshakti (Marathi) dated 26.10.2021;
- (xi) Photocopy of Search Report dated 11.11.2021 issued by Sagar Sakpal in respect of the searches relating to the said Property.

3. **REVENUE RECORDS/ PROPERTY REGISTER CARD:**

The Property Register Card reflects the name of the Society as the Holder of the said Property.

4. **SEARCHES and PUBLIC NOTICE :**

We have been provided with a copy Search Report dated 11.11.2021 issued by search clerk Sagar Sakpal in respect of the searches relating to the said Property conducted at the office of the Sub-Registrar of Assurances at Bombay, Bandra, Goegoan and Borivali for the year 1965 to 2021. For investigation of title, we had issued public notices in the newspapers Free Press Journal dated 23.10.2021 and Navshakti (Marathi) dated 26.10.2021. We have till date not received any claims in respect of the aforesaid public notices.

B. 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, subject to what is stated hereinabove and relying upon the list of documents perused as aforementioned, the title of Eksar Neelkamal Co-operative Housing Society Ltd. to the said Property as the owner thereof appears to be clear, marketable and free from all encumbrances and M/s. Shivoham Associates are entitled to redevelop the said Property as per the terms of the Development Agreement dated 18.11.2021.

C. The Reports reflecting the flow of title of the said Property viz., Title Report dated 26.11.2021 issued to M/s. Shivoham Associates (along with required details) to the said Property is enclosed herewith as "Annexure "A".

Encl: Title Report dated 26.11.2021 (Annexure 'A')

Dated this 28th day of Febraury, 2022.

Yours truly,


Partner,
ASD Associates,
Advocates & Solicitors