

Sanjeev R. Singh

B.Com, LL.B.

ADVOCATE HIGH COURT

Office : 301/302, J. P. Residency, Chincholi Bunder Road, Malad (West), Mumbai - 400 064.
Telefax. : (O) 022 2877 5118 | Email : adv.sanjeev@yahoo.co.in

Ref:

Date: 06.04.2024

To

MahaRERA

6th and 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex, Bandra (East),
Mumbai-400 051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to ALL that piece and parcel of land bearing **(1)** CTS Nos.737 and 737/1 adms. 474.35 sq.mtr. corresponding to Survey No.282, Hissa No.1/21pt and Survey No.276, Hissa No.1pt, **(2)** CTS No.734/A, 734/A/1 and 734/A/2 (Old CTS Nos.734 & 734/1 & 2) adms. 356 sq.mtr. corresponding to Survey No.275, Hissa No.1pt and **(3)** CTS No.735, 735/1 to 18 adms. 1056.35 sq.mtr. corresponding to Survey No.275, Hissa No.1pt, **total adms. about 1886.70 sq.mtr.** of Village: Dahisar, Taluka: Borivali in the registration district and sub-district of Mumbai City and Mumbai Suburban together with the structures standing thereon, situate, lying and being at Dahisar (West), Mumbai-400068(hereinafter referred to as the "**SAID PROPERTY**").

1. I have investigated the title of the said property on the request of **M/S.**

BLUE OCEAN REALTY, A Partnership Firm Registered under the Indian

Partnership Act, 1932, having address at Shop No-1, Ground floor,
Manisha Apartment, Pushtikar CHS Ltd, Patel Estate Road,



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Jogeshwari(West), Mumbai 400102 ("the Developer") and following documents i.e.:-

1) Description of the property:

ALL that piece and parcel of land bearing (1) CTS Nos.737 and 737/1 adms. 474.3 sq.mtr. corresponding to Survey No.282, Hissa No.1/21pt and Survey No.276, Hissa No.1pt, (2) CTS No.734/A, 734/A/1 and 734/A/2 (Old CTS Nos.734 & 734/1 & 2) adms. 356 sq.mtr. corresponding to Survey No.275, Hissa No.1pt and (3) CTS No.735, 735/1 to 18 adms. 1056.05 sq.mtr. corresponding to Survey No.275, Hissa No.1pt, **total adms. about 1886.35 sq.mtr.** of Village: Dahisar, Taluka: Borivali in the registration district and sub-district of Mumbai City and Mumbai Suburban together with the structures standing thereon, situate, lying and being at Dahisar (West), Mumbai-400068 bounded as follows:-

On or towards East	: By CTS No 732, 733 and 736
On or towards West	: By CTS No 727, 738 and 739
On or towards North	: By CTS No 729, 733 and 736
On or towards South	: By CTS No 738 and 9.15 Mtr DP Road

2) The documents of ownership and development of the said property:



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a) Indenture of Conveyance dated 08th January, 2010 duly registered with the office of sub-registrar of assurance at Mumbai bearing registration No. BDR-6/312/2010 duly executed between (1) Smt. Sarbala Gopal Dev, (2) Satya Gopal Dev, (3) Mukesh Tapan Dev, (3-a) Heena Tapan Dev, (4) Meera Ramesh Raote, (5) Tapasee Laxminarayan Guin, (6) Usha Prabhat Dev, (6-a) Apurva Prabhat Dev, (6-b) Ankit Prabhat Dev, (7) Ramesh Gopal Dev alias Vishnu Gopal Dev, (8) Manoj Gopal Dev, (therein referred to as 'Vendors') and **M/S. FLORA DEVELOPERS**, a partnership firm (therein referred to as 'Purchaser') with respect to **CTS Nos.737 and 737/1**.

b) Indenture of Conveyance dated 25th September, 2006 duly registered with the office of sub-registrar of assurance at Mumbai bearing registration No. BDR-10/6582/2006 duly executed between (1) Shri. Shashikant Narayan Mhatre, (2) Shri. Sushil Shashikant Mhatre, (3) Shri. Swapnil Shashikant Mhatre (therein referred to as 'Vendors'), M/s. Bhoir Associates, a partnership firm (therein referred to as 'First Confirming Party'), Smt. Sudha Vidyadhar Madane (therein referred to as 'Second Confirming Party') and **Mr. Kamjad Khan** (therein referred to as 'Purchaser') with respect to **CTS No.734A, 734/A/1 and 734/A/2**.

c) Indenture of Conveyance dated 25th September, 2006 duly registered with the office of sub-registrar of assurance at Mumbai bearing registration No. BDR-10/6583/2006 duly executed between (1) Shri. Shashikant Narayan Mhatre, (2) Shri. Sushil Shashikant Mhatre, (3) Shri. Swapnil Shashikant Mhatre (therein referred to as 'Vendors'), M/s. Bhoir Associates, a partnership firm (therein referred to as 'First Confirming Party') and **Mr. Kamjad**



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Khan (therein referred to as 'Purchaser')with respect to **CTS No.735, 735/1 to 18.**

d) Development Agreement dated 30th November, 2022 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2921/2023 executed between **M/S. FLORA DEVELOPERS**, a Partnership firm through its Partners Mr. Kamjad Latif Khan & Mr. Sameer Kamjad Khan(therein referred to as "Owners") and **M/S. BLUE OCEAN REALTY** a Partnership firm (therein referred to as "Developer") with respect to **CTS Nos.737 and 737/1.**

e) Power of Attorney dated 13th February, 2023 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2922/2023 executed pursuant to aforesaid Development Agreement, by **M/S. FLORA DEVELOPERS**, a Partnership firm through its Partners Mr. Kamjad Latif Khan & Mr. Sameer Kamjad Khanconferring all powers in favour Mr. Yusuf Umar Dhukka partner of **M/S. BLUE OCEAN REALTY** a Partnership firm with respect to CTS Nos.737 and 737/1.

f) Development Agreement dated 30th November, 2022 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2918/2023 executed between **Mr. KAMJAD L. KHAN** (therein referred to as "Owner") and **M/S. BLUE OCEAN REALTY** a Partnership firm (therein referred to as "Developer") with respect to **CTS No.734/A, 734/A/1 and 734/A/2.**

g) Power of Attorney dated 13th February, 2023 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2919/2023 executed pursuant to aforesaid



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Development Agreement, by **Mr. KAMJAD L. KHAN** conferring all powers in favour Mr. Yusuf Umar Dhukka partner of **M/S. BLUE OCEAN REALTY** a Partnership firm with respect to CTS No.734/A, 734/A/1 and 734/A/2.

h) Development Agreement dated 26th December, 2022 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2914/2023 executed between **Mr. KAMJAD L. KHAN** (therein referred to as "Owner") and **M/S. BLUE OCEAN REALTY** a Partnership firm (therein referred to as "Developer") with respect to **CTS No.735, 735/1 to 18.**

i) Power of Attorney dated 13th February, 2023 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2915/2023 executed pursuant to aforesaid Development Agreement, by **Mr. KAMJAD L. KHAN** conferring all powers in favour Mr. Yusuf Umar Dhukka partner of **M/S. BLUE OCEAN REALTY** a Partnership firm with respect to CTS No.735, 735/1 to 18.

3) Revenue Records

(a) Property Registered Card of the said property viz:

- i. All that piece and parcel of land bearing CTS Nos.737 and 737/1 adms. 474.30 sq Mtr corresponding to Survey No.282, Hissa No.1/21pt and Survey No.276, Hissa No.1pt is in the name of **M/S. FLORA DEVELOPERS** reflected as owner.
- ii. All that piece and parcel of land bearing CTS No.734/A, 734/A/1 and 734/A/2 (Old CTS Nos.734 & 734/1 & 2) adms.



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356 sq.mtr. corresponding to Survey No.275, Hissa No.1pt is in the name of **Mr. Kamjad Khan** reflected as owner.

iii. All that piece and parcel of land bearing CTS No.735, 735/1 to 18 adms. **1056.05 sq.mtr.** corresponding to Survey No.275, Hissa No.1pt, is in the name of **Mr. Kamjad Khan** reflected as owner.

4) Search undertaken at the office of Sub-registrar of Assurances:

(a) I have caused searches to be undertaken at the office of the concerned Sub-registrar of Assurances through search clerk for the period of 30 year from 1994 to 2024. In this regard, the search clerk has furnished me search report dated 13.03.2024, details of the same are set out in the **Annexure-“A”**.

2. On perusal of the above mentioned documents and all other relevant documents as set out in the **Annexure-“A”** and subject to (i) all that is stated herein above and in **Annexure-“A”**, (ii) the rights of the Occupants/tenants of the said property set out in the **Annexure-“A”**, (iii) the terms and conditions of all the approvals obtained by the Promoter from time to time, (iv) obtainment of all the permissions and approvals for the development of the said property and (v) constructed area (if any) agreed to be provided in the building proposed to be constructed on the said property as per terms of the aforesaid Agreements, **I am of the**



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opinion that, the title of the M/S. BLUE OCEAN REALTY to the said property is clear and marketable and has the right to develop the said property.

Owners of the land:

CTS No	Owner
737 and 737/1	M/S. FLORA DEVELOPERS
734/A, 734/A/1 and 734/A/2 (Old CTS Nos.734 & 734/1 & 2)	Mr. Kamjad Khan
735, 735/1 to 18	Mr. Kamjad Khan

Developer of the land:

M/S. BLUE OCEAN REALTY

3. The report reflecting the flow of the title of the Promoter with respect to the said property is enclosed herewith at **Annexure-A**. This Legal Title Report must be read together with all that is stated in the **Annexure-A**.

Dates this 6thday of April, 2024.

Enc: Annexure-A - Flow of title of the said land.



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Annexure-A"

FLOW OF THE TITLE OF THE SAID LAND

1. Ownership of the said Property

a) Vide Indenture of Conveyance dated 08th January, 2010 duly registered with the office of sub-registrar of assurance at Mumbai bearing registration No. BDR-6/312/2010 duly executed between (1) Smt. Sarbala Gopal Dev, (2) Satya Gopal Dev, (3) Mukesh Tapan Dev, (3-a) Heena Tapan Dev, (4) Meera Ramesh Raote, (5) Tapasee Laxminarayan Guin, (6) Usha Prabhat Dev, (6-a) Apurva Prabhat Dev, (6-b) Ankit Prabhat Dev, (7) Ramesh Gopal Dev alias Vishnu Gopal Dev, (8) Manoj Gopal Dev, (therein referred to as 'Vendors'), and **M/S. FLORA DEVELOPERS**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932 (therein referred to as 'Purchaser'), the vendors therein have sold, assigned, transferred and conveyed ALL that piece and parcel of land total **adms. 474.3 sq. mtrs.** or thereabouts bearing Survey No.282, Hissa No.1/21pt and Survey No.276, Hissa No.1pt corresponding to CTS Nos.737 and 737/1 of Village: Dahisar, Taluka: Borivali in the registration district and sub-district of Mumbai City and Mumbai Suburban together with the structures standing thereon, situate, lying and being at Dahisar (W), Mumbai- 400 068 (for the sake of brevity hereinafter referred to as



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"CTS Nos.737 and 737/1") in favour of M/S. FLORA DEVELOPERS

for the consideration and upon the terms and conditions mentioned therein.

b) Vide Indenture of Conveyance dated 25th September, 2006 duly registered with the office of sub-registrar of assurance at Mumbai bearing registration No. BDR-10/6583/2006 duly executed between (1) Shri. Shashikant Narayan Mhatre, (2) Shri. Sushil Shashikant Mhatre, (3) Shri. Swapnil Shashikant Mhatre (therein referred to as 'Vendors'), M/s. Bhoir Associates, a partnership firm (therein referred to as 'First Confirming Party') and **Mr. Kamjad Khan** (therein referred to as 'Purchaser'), the Vendors therein with the confirmation of the confirming parties therein have sold and conveyed ALL that piece and parcel of land total **adms. 1056.05 sq. mtrs.** or thereabouts bearing Survey No.275, Hissa No.1(pt) corresponding to CTS No.735, 735/1 to 18 of Village: Dahisar, Taluka: Borivali in the registration district and sub-district of Mumbai City and Mumbai Suburban together with the structures standing thereon, situate, lying and being at Dahisar (W), Mumbai- 400 068 (for the sake of brevity hereinafter referred to as **"CTS No.735, 735/1 to 18") in favour of Mr. Kamjad Khan** for the consideration and on the terms and conditions recorded therein.



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c) Vide Indenture of Conveyance dated 25th September, 2006 duly registered with the office of sub-registrar of assurance at Mumbai bearing registration No. BDR-10/6582/2006 duly executed between (1) Shri. Shashikant Narayan Mhatre, (2) Shri. Sushil Shashikant Mhatre, (3) Shri. Swapnil Shashikant Mhatre (therein referred to as 'Vendors'), M/s. Bhoir Associates, a partnership firm (therein referred to as 'First Confirming Party'), Smt. Sudha Vidyadhar Madane (therein referred to as 'Second Confirming Party') and **Mr. Kamjad Khan** (therein referred to as 'Purchaser'), the Vendors therein with the confirmation of the confirming parties therein have sold and conveyed ALL that piece and parcel of land **adms. 356 sq. mtrs.** or thereabouts bearing Survey No.275, Hissa No.1 corresponding to CTS No.734/A, 734/A/1 and 734/A/2 (Old CTS No.734, 734/1 and 2) of Village: Dahisar, Taluka: Borivali in the registration district and sub-district of Mumbai City and Mumbai Suburban together with the structures standing thereon, situate, lying and being at Dahisar (W), Mumbai-400 068 (for the sake of brevity hereinafter referred to as "**CTS No.734/A, 734/A/1 and 734/A/2**") in favour of Mr. Kamjad Khan for the consideration and on the terms and conditions recorded therein.



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d) Vide Development Agreement dated 30th November, 2022 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2921/2023 executed between **M/S. FLORA DEVELOPERS**, a Partnership firm through its Partners Mr. Kamjad Latif Khan & Mr. Sameer Kamjad Khan (therein referred to as "Owners") and **M/S. BLUE OCEAN REALTY**, a Partnership firm (therein referred to as "Developer"), the said **M/S. FLORA DEVELOPERS** have granted the absolute development rights in respect of CTS Nos.737 and 737/1 in favour of **M/S. BLUE OCEAN REALTY**. Pursuant to the said Development Agreement, **M/S. FLORA DEVELOPERS** have also executed an irrevocable Power of Attorney dated 13th February, 2023 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2922/2023 in favour Mr. Yusuf Umar Dhukka partner of **M/S. BLUE OCEAN REALTY** a Partnership firm.

e) By virtue of Power of Attorney dated 13th February, 2023 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2922/2023 executed pursuant to aforesaid Development Agreement, by **M/S. FLORA DEVELOPERS**, a Partnership firm through its Partners Mr. Kamjad Latif Khan & Mr. Sameer Kamjad Khan conferring all powers in favour Mr. Yusuf Umar



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Dhukka partner of **M/S. BLUE OCEAN REALTY** a Partnership firm
with respect to CTS Nos.737 and 737/1.

f) Vide Development Agreement dated 30th November, 2022 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2918/2023 executed between **Mr. KAMJAD L. KHAN** (therein referred to as "Owner") and **M/S. BLUE OCEAN REALTY** a Partnership firm (therein referred to as "Developer") the said **Mr. KAMJAD L. KHAN** have granted the absolute development rights in respect of CTS No.734/A, 734/A/1 and 734/A/2 in favour of **M/S. BLUE OCEAN REALTY**. Pursuant to the said Development Agreement, **Mr. KAMJAD L. KHAN** have also executed Power of Attorney dated 13th February, 2023 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2919/2023 in favour Mr. Yusuf Umar Dhukka partner of **M/S. BLUE OCEAN REALTY** a Partnership firm.

g) By virtue of Power of Attorney dated 13th February, 2023 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2919/2023 executed pursuant to aforesaid Development Agreement, by **Mr. KAMJAD L. KHAN** conferring all powers in favour Mr. Yusuf Umar Dhukka partner of



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M/S. BLUE OCEAN REALTY a Partnership firm with respect to CTS

No.734/A, 734/A/1 and 734/A/2.

h) Vide Development Agreement dated 26th December, 2022 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2914/2023 executed between **Mr. KAMJAD L. KHAN** (therein referred to as "Owner") and **M/S. BLUE OCEAN REALTY** a Partnership firm (therein referred to as "Developer") the said **Mr. KAMJAD L. KHAN** have granted the absolute development rights in respect of CTS No.735, 735/1 to 18 in favour of **M/S. BLUE OCEAN REALTY**. Pursuant to the said Development Agreement, **Mr. KAMJAD L. KHAN** have also executed Power of Attorney dated 13th February, 2023 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2915/2023 in favour Mr. Yusuf Umar Dhukka partner of **M/S. BLUE OCEAN REALTY** a Partnership firm.

i) By virtue of Power of Attorney dated 13th February, 2023 duly registered with the office of sub-registrar of assurance at Borivali-6 bearing registration No.BRL-6/2915/2023 executed pursuant to aforesaid Development Agreement, by **Mr. KAMJAD L. KHAN** conferring all powers in favour Mr. Yusuf Umar Dhukka partner of



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M/S. BLUE OCEAN REALTY a Partnership firm with respect to CTS

No.735, 735/1 to 18.

j) As such **M/S. BLUE OCEAN REALTY** becomes absolutely entitled to develop/redevelop the said property subject to the rights of the Occupants/tenants of the said property and subject to constructed area (if any) agreed to be provided in the building proposed to be constructed on the said property as per terms of the aforesaid Agreements.

2. Revenue Records

(i) We have perused the property registered card of the aforesaid property the same inter-alia reflects as follows:

(a) All that piece and parcel of land bearing CTS Nos.737 and 737/1 corresponding to Survey No.282, Hissa No.1/21pt and Survey No.276, Hissa No.1pt is in the name of **M/S. FLORA DEVELOPERS** reflected as owner.

(b) All that piece and parcel of land bearing CTS No.734/A, 734/A/1 and 734/A/2 (Old CTS Nos.734 & 734/1 & 2) adms. 356 sq.mtr. corresponding to Survey No.275, Hissa No.1pt is in the name of **Mr. Kamjad Khan** reflected as owner.

(c) All that piece and parcel of land bearing CTS No.735, 735/1 to 18 adms. 1056.05 sq.mtr. corresponding to Survey No.275,



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Hissa No.1pt, is in the name of **Mr. Kamjad Khan** reflected as owner.

3. Mortgages/Encumbrances

The promoter has declared that there are no mortgages and/or encumbrances created on the said property and/or the development rights thereof.

4. Third Party Rights

The promoter has declared that there are no allotments and pre-sales undertaken with regards to the premises to be constructed on the said land.

5. Real Estate Regulatory Authority

The promoter has declared that the project of development of the said land is not yet registered as a 'Real Estate Project' with Maharashtra Real Estate Regulatory Authority ("MAHARERA") under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA Act").

6. Public Notice

We have not received any objection in respect of the Public Notice caused by us in two daily newspapers.

7. Searches

(a) Sub-Registrar of Assurances


(i) I have caused to undertake searches at the office of the concerned Sub-Registrar of Assurances through search clerk for the said

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land. In this regard, the search clerk has furnished me with a search report dated 13.03.2024 (**Sub-Registrar Search Report**).

(ii) The promoter has declared that save and except the developer to the title documents none of the documents pertains to the said land and/or the development thereof in the report.

8. Litigations: Nil

Date: 06.04.2024.

