



MEHTA & CO.
ADVOCATES AND SOLICITORS

Ref. No.: H/2170/Title Report/01/2024

FORMAT -A
(Circular No. 28 / 2021)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to Survey No. 37, Hissa No. 2B, corresponding CTS Nos. 965 and 965/1, admeasuring 4761.70 Square Meters, of Village Dahisar, Mumbai Suburban District (hereinafter referred as "the said Plot").

We have investigated the title of the said Plot at the request of M/s. **Ramniyati Realities LLP** and perused the following documents i.e.:-

1) Description of the Plot:-

Land bearing Survey No. 37, Hissa No. 2B, corresponding CTS Nos. 965 and 965/1, admeasuring 4761.70 Square Meters, of Village Dahisar, Mumbai Suburban District, situated at S. V. Road, Dahisar (East), Mumbai 400068.

2) The documents of allotment of Plot:

- (i) Copy of an Indenture of Conveyance dated 22nd May 1961, registered with the Sub Registrar of Assurances at Bombay, under Serial No. BOM/3419/1961, made between National Conduits Pvt. Ltd. (Vendor) and R.S.S.G Conduits & Tubes Pvt. Ltd. (Purchasers).
- (ii) Copy of the Deed of Conveyance dated 20th June 2023, registered with the Office of the Sub Registrar of Assurances at Borivali, Mumbai, under Serial No. BRL8-8501-2023, made between R.S.S.G Conduits & Tubes Pvt. Ltd. (Vendor) and Raghukul Co-operative Housing Society Limited (Purchaser)
- (iii) Copy of the Development Agreement dated 20th June 2023, registered with the Office of Sub Registrar of Assurances at Borivali, Mumbai, under serial number BRL8-8502-2023, made between Raghukul Co-operative Housing Society Limited (Society) and M/s. Ramniyati Realities LLP (Developers).

3) Digitally signed Property Cards issued by City Survey Officer, Borivali, Mumbai.

4) Search Report dated 11th June, 2024 for the period from 1985 to 2024 (till 11.06.2024).

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot we are of the opinion that the title of the following Owner/Promoter is clear, marketable and without any encumbrances.

ALB

Owners of the Plot

Raghukul Co-operative Housing Society Limited

Promoter of the Plot

M/s. Ramniyati Realities LLP

Qualifying comments/remarks if any:

- (a) We have caused to issue Public Notices in local News Papers viz. Free Press Journal in English language and Navshakti in Marathi language on 1st May, 2024. We have not received any claim or objection in response to the said Public Notices issued in the said News Papers.
- (b) We have relied on the aforesaid Search Report, after assuming the same to be true, accurate and not misleading. The search conducted at the office of the Sub-Registrar at Mumbai, Bandra, Goregaon and Borivali are subject to the availability of records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being torn and mutilated. We also disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being not uploaded or improperly uploaded on the official Website of the Department of Registration & Stamps, Government of Maharashtra viz. <https://esearchigr.maharashtra.gov.in>.
- (c) Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Plot.
- (d) We are not qualified to and have not independently verified the area of the said Plot and have referred to and retained the admeasurements as we have found them in various documents.
- (e) We express no view about zoning/user/reservations/FSI or developability of the said Plot.
- (f) For the purpose of this Legal Title Report, we have assumed:
 - (i) The legal capacity of all natural persons, genuineness of all signatures and authenticity of all documents submitted to us as photocopies;
 - (ii) That the photocopies provided to us are accurate photocopies of the originals;
 - (iii) That all documents have been adequately stamped and duly registered, as required in law;
 - (iv) The accuracy and completeness of the factual representations made in the documents;
 - (v) Each document binds the parties intended to be bound thereby.
 - (vi) All information, including the photocopies of documents,

supplied to us is complete, accurate and not misleading;

The Report reflecting the flow of the title of the Owner and Promoter on the said Plot is enclosed herewith as Annexure.

Encl: Annexure.

Date: 12.06.2024

For Mehta & Co.
Advocates & Solicitors


Proprietor

Housiey.com



MEHTA & CO.
ADVOCATES AND SOLICITORS

FORMAT -A
(Circular No. 28 / 2021)

FLOW OF THE TITLE OF THE SAID PLOT

- (i) By an Indenture of Conveyance dated 22nd May 1961, registered with the Sub Registrar of Assurances at Bombay, under Serial No. BOM/3419/1961, made between National Conduits Pvt. Ltd. (Vendor) and R.S.S.G Conduits & Tubes Pvt. Ltd. (Purchasers), the said Vendor named therein sold, conveyed, assigned and transferred the said Plot unto and in favour of R.S.S.G Conduits & Tubes Pvt. Ltd., at or for the consideration and on the terms and conditions more particularly stated therein.
- (ii) By the Deed of Conveyance dated 20th June 2023, registered with the Office of the Sub Registrar of Assurances at Borivali, Mumbai, under Serial No. BRL8-8501-2023, made between R.S.S.G Conduits & Tubes Pvt. Ltd. (Vendor) and Raghukul Co-operative Housing Society Limited (Purchaser), the said Vendor named therein sold, conveyed, assigned and transferred the said Plot unto and in favour of Raghukul Co-operative Housing Society Limited, at or for the consideration and on the terms and conditions more particularly stated therein.
- (iii) By the Development Agreement dated 20th June 2023, registered with the Office of Sub Registrar of Assurances at Borivali, Mumbai, under serial number BRL8-8502-2023, Raghukul Co-operative Housing Society Limited (Society) granted the development rights in respect of the said Plot, unto and in favour of M/s. Ramniyati Realities LLP (Developers), at or for the consideration and on the terms and conditions more particularly stated therein.

Sr. No.

- 1) Digitally signed Property Card of C.T.S. Nos. 965 and 965/1.
- 2) Search Report dated 11th June, 2024 for the period from 1985 to 2024 (till 11.06.2024), for the search taken from Sub-Registrar office at Mumbai, Bandra, Goregaon and Borivali including on the official Website of the Department of Registration & Stamps, Government of Maharashtra, <https://esearchigr.maharashtra.gov.in>.
- 3) Any other relevant title: Nil
- 4) Litigations if any: Nil

Date: 12.06.2024.

For Mehta & Co.
Advocates & Solicitors


Proprietor



महाराष्ट्र शासन

मालमत्ता पत्रक



PU-ID: 69319605622

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

69319605622

गाव/पेठ : दहिसर		तालुका/न.भू.का. : नगर भूमापन अधिकारी, बोरीवली			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
९६५			४६५९.३०	सी	रु.५५९.७० दि.१.८.६०९.८.७९ पासून यांत सामिल न.भू.क्र.९५९/१

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६७	मेसर्स.आर.एस.एस.जो.कॉन्क्रेट अँड ड्युबस प्रा.लि.
पट्टेदार :	
इतर भार :	-
इतर श्रेरे :	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
05/08/1972	उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र.ए.डी.सी/एल.एन.डी/डी.सी/५५४९ दि.२/३/९२ प्रमाणे मुदतवाढीची/दु.वि.शे.सारा नोंद घेतली . .			सही- 19/08/1972 न.भू.अ.क्र.६ मुंबई उपनगर मुंबई
07/05/1974	उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र.ए.डी.सी एल.एन.डी.सी/५५४९ दि.२/२/७४ प्रमाणे सुधारीत .बि.शे.सारा नोंद घेतली . सारा र रु . ५५९.७० दि.१/८/७९ पासून . .			सही- 12/05/1974 न.भू.अ.क्र.६ मुंबई उपनगर मुंबई
12/03/1980	मा.न.भू.अ.क्र.६ मु.उ.५ यांचेकडील आदेश क्र.९६५दि.१२.३.८० अन्वये क्षेत्र दुरुस्ती केली.			सही- 05/04/1980 न.भू.अ.क्र.६ मुंबई उपनगर मुंबई
12/04/1989	मा.अधिक्षक भूमि अभिलेख मुंबई उपनगर मुंबई यांचेकडील क्षेत्र दुरुस्तीकामी दु.आदेश क्र.आर.ई.व्ही.४४ न.भू.५/क्षे.दु.एस.आर.४६८८, मुंबई दि.२०/३/८९ अन्वये नगर भूमापन दहिसर येथील न.भू.क्र.९६५ या मिळकतीचे क्षेत्र ५९६८.० चौ.मी.ऐवजी ४६५९.३ चौ.मी.असे दाखल केले व दि.१२/३/८० ची नोंद रद्द केली.			सही- 13/04/1989 जि.नि.भू.अ. तथा न.भू.अ.क्र.६ मुंबई उपनगर मुंबई
14/01/2016	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मिळकत पत्रिका अक्षरी नोंद २०१५, पुणे दिनांक १६/०२/२०१५ व न.भू.अ.बोरीवली यांचे आदेशान्वये सदर मिळकत पत्रिकेवर अक्षरी चार हजार सहाशे एकवन्न पूर्णांक तीन दशांश क्षेत्राची नोंद केली.			फेरफार क्रं. १३०७ प्रमाणे सही- 14/01/2016 न.भू.अ.बोरीवली

हि मिळकत पत्रिका (दिनांक 26/01/2019 12:01:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 12/06/2024 01:06:33 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2201100001545836 हा क्रमांक वापरावा.

हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे





महाराष्ट्र शासन

मालमत्ता पत्रक



PU-ID: 63355745440

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

63355745440

गाव/पेठ : दहिसर		तालुका/न.भू.का. : नगर भूमापन अधिकारी, बोरीवली			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
९६५/१			११०.४०	सी	सि.स.नं.९६५ प्रमाणे.

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६७	मेसर्स आर.एस.एस.जी.कॉन्सल्टिंग अँड ट्युब्स प्रा.लि.
पट्टेदार :	
इतर भार :	-
इतर शोरे :	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
05/08/1972	बि.शे.सारा/मुदतवाढ न.भू.क्र.९६५ प्रमाणे.			सही- 19/08/1972 न.भू.अ.क्र.६ मुंबई उपनगर मुंबई
14/01/2016	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मिळकत पत्रिका अक्षरी नोंद २०१५, पुणे दिनांक १६/०२/२०१५ व न.भू.अ.बोरीवली यांचे आदेशान्वये सदर मिळकत पत्रिकेवर अक्षरी एकशे दहा पूर्णांक चार दशांश क्षेत्राची नोंद केली.			फेरफार क्रं. १३०७ प्रमाणे सही- 14/01/2016 न.भू.अ.बोरीवली

<p>हि मिळकत पत्रिका (दिनांक 26/01/2019 12:01:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.</p> <p>मिळकत पत्रिका डाउनलोड दिनांक 12/06/2024 01:06:11 PM</p> <p>वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2201100001545841 हा क्रमांक वापरावा.</p>	<p>हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे</p> 
--	--



CHALLAN
MTR Form Number-6



GRN	MH003219025202425P	BARCODE			Date	07/06/2024-18:17:20	Form ID			
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	SANDEEP ASHOK SHEDGE					
Location	MUMBAI									
Year	2024-2025 One Time			Flat/Block No.	GANDHI NAGAR					
Account Head Details		Amount In Rs.		Premises/Building						
0030072201	SEARCH FEE		1000.00	Road/Street	E WARD JOGESHWARI EAST					
				Area/Locality	MUMBAI					
				Town/City/District						
				PIN	4	0	0	0	6	0
				Remarks (If Any)	LAND BEARING S NO 37 H NO 2 CTS NO 965 OF VILLAGE DAHISAR FROM 1985 TO 2024 FOR 40 YRS					
				Amount In	One Thousand Rupees Only					
Total			1,000.00	Words						
Payment Details		SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	10000502024060707308	9575213479622					
Cheque/DD No.		Bank Date	RBI Date	07/06/2024-18:18:03	Not Verified with RBI					
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY						
Name of Branch		Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. : 9930246915

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.

SANDEEP ASHOK SHEDGE

SEARCH CLERK

DATE:- 11/06/2024

TO,
M/s. Mehta & Company
S.P.Centre,
Fort, Mumbai

**Re:- Investigation of the Title of Property being Land bearing
Survey No. 37, Hissa No. 2, C.T.S. No. 965, 965/1 of Village:-
Dahisar, Taluka:- Borivali, M.S.D,**

SIR,

As per your instruction, on taking search in the offices of the Sub – Registrar of Assurances at Bombay & Bandra from 1985 to 2024 for Last 40 years and also at Goregaon & Borivali from 2002 to 2024 (Computer) for Last 23 years during course of search I have found following documents Registered/ Indexed in respect thereof.



(Sandeep A. Shedge)
Search Clerk
Mumbai.

1985 To 2024 For 40 Years at S.R.O. BOMBAY.

1985 - Torn
1986 - Torn
1987 - Torn
1988 - Torn
1989 - Torn
1990 - S.P.T.
1991 - Nil
1992 - Torn
1993 - Nil
1994 - Nil
1995 - Nil
1996 - Nil
1997 - Nil
1998 - Nil
1999 - Nil
2000 - Nil
2001 - Nil
2002 - Nil
2003 - Nil
2004 - Nil
2005 - Nil
2006 - Nil
2007 - Nil
2008 - Nil
2009 - Nil
2010 - Nil
2011 - Nil
2012 - Nil
2013 - Nil
2014 - Nil
2015 - Nil
2016 - Nil
2017 - Nil
2018 - Nil
2019 - Nil
2020 - Nil
2021 - Nil
2022 - Nil
2023 - Nil
2024 - Index II Not Ready

1985 To 2024 For 40 Years at S.R.O. BANDRA.

1985 - Torn
1986 - Torn
1987 - Torn
1988 - Torn
1989 - Torn
1990 - S.P.T.
1991 - Nil
1992 - Torn
1993 - Nil
1994 - Nil
1995 - Nil
1996 - Nil
1997 - Torn
1998 - Nil
1999 - Nil
2000 - Nil
2001 - Nil
2002 - Nil
2003 - Nil
2004 - Nil
2005 - Nil
2006 - Nil
2007 - Nil
2008 - Nil
2009 - Nil
2010 - Nil
2011 - Nil
2012 - Nil
2013 - Nil
2014 - Nil
2015 - Nil
2016 - Nil
2017 - Nil
2018 - Nil
2019 - Nil
2020 - Nil
2021 - Nil
2022 - Nil
2023 - Nil
2024 - **Index II Not Ready**

2002 To 2024 For 23 Years at S.R.O. Goregaon & Borivali(Computer)

2002 - Nil
2003 - Nil
2004 - Nil
2005 - Nil
2006 - Nil
2007 - Nil
2008 - Nil
2009 - Nil
2010 - Nil
2011 - Nil
2012 - Nil
2013 - Nil
2014 - Nil
2015 - Nil
2016 - Nils
2017 - Nil
2018 - Nil
2019 - Nil
2020 - Nil
2021 - Nil
2022 - Nil
2023 - Document Entry
2024 - Document Entry

BRL-08

CONVEYANCE DEED

22/06/2023

8501
2023

DATE OF REGISTRATION:- 22ND JUNE, 2023

M/S. RSSG CONDUIT & TUBES PVT. LIMITED

TO

RAGHUKUL CO-OPERATIVE HOUSING SOCIETY LIMITED.

SCHEDULE:- This Document in respect of Land & Construction i.e. Raghukul Co-operative Housing Society 5 wings on land bearing Survey No. 37, Hissa No. 2B, C.T.S. No. 965 having land area 4651.30 sq. meters & C.T.S. No. 965/1 having area 110.40 sq. meter of Village Dahisar.

BRL-08

DEVELOPMENT AGREEMENT

22/06/2023

8502
2023

DATE OF REGISTRATION:- 22ND JUNE, 2023

RAGHUKUL CO-OPERATIVE HOUSING SOCIETY LIMITED.

TO

M/S. RAMNIYATI REALTORS LLP

SCHEDULE:- This Document in respect of Land & Construction i.e. Raghukul Co-operative Housing Society 5 wings on land bearing Survey No. 37, Hissa No. 2B, C.T.S. No. 965 having land area 4651.30 sq. meters & C.T.S. No. 965/1 having area 110.40 sq. meter of Village Dahisar.

BRL-03

UNDERTAKING

16/04/2024

5252
2024

DATE OF REGISTRATION:- 16TH APRIL, 2024

M/S. RAMNIYATI REALTORS LLP

SCHEDULE:- This Document in respect of Land & Construction i.e. Raghukul Co-operative Housing Society on land bearing C.T.S. No. 965 & 965/1 of Village Dahisar.

NOTE:- The Index II of this village pertaining in office of Sub-registrar Assurances at Mumbai & Bandra has mutilates records. Some pages of Index - II manually book are partly torn & misplaced and computerized record doesn't maintained properly therefore this search note is based on the records available in the SRO's offices.)

NOTE:- The Computer Index II for the Year 2024 is Loose, Mix & Not Properly Binding & Maintain yet, So Search taken as per the record available in the offices.



(Sandeep A. Shedge)
Search Clerk
Mumbai