

FORMAT- A  
(Circular No.28/2021 Dated 08/03/2021)

To MahaRERA

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to ALL THAT land admeasuring 1655.53 sq. mtrs. bearing C. S. No.63 of Mahim Division and F. P. No.875 of TPS IV, Mahim together with two buildings and other structures that were standing thereon, known as Ghala Mansion and Maherstan building, and now demolished situate at Old Prabhadevi Road, Mumbai 400 028 within registration District and Sub-District of Mumbai City (hereinafter referred to as "**the said Property**").

We have investigated the title of the said Property on the request of M/s. Shri Nakoda Enterprises, and have perused following documents i.e.: -

1. Description of Property;
2. Probate granted to the Will of Virjee Raisey in HC, T& IJ Petition No.64 of 1990 on 06/11/1990;
3. Deed of Transfer dated 05/05/2005 registered under Sr. No.BBE-2/4785 of 2005;
4. Development Agreement dated 08/06/2006 registered under Sr. No.BBE-1/5737 of 2006;
5. Power of Attorney dated 08/06/2006 registered under Sr. No.BBE-1/1384 of 2006;
6. Development Plan Remarks of MCGM dated 22/11/2013 bearing Ref. No. CHE/649/DPCity/G/N;
7. MHADA NOC dated 18/02/2009 bearing No. R/NOCF-1639/929/MBRRB;
8. MHADA Revised NOC dated 06/08/2012 bearing No. R/NOC/F-1639/4379/MBRRB-12;
9. MHADA Revised NOC dated 03/07/2017 bearing No. R/NOC/F-1639/4330/MBRRB-17;
10. MHADA Revised NOC dated 11/02/2021 bearing No. R/NOC/F-1639/1531/MBRRB-21;
11. Intimation of Disapproval ("IOD") dated 23/01/2018 bearing No.CHE/CTY/2495/G/N/337(NEW) and the sanctioned plans granted by MCGM;
12. Amended 10D dated 06/04/2021 bearing No. CHE/ CTY 2495 G/ N/ 337 (NEW) 337/2 AMEND ("Amended 10D") and the sanctioned plans granted by MCGM;



13. Commencement Certificate ("CC") dated 07/05/2021 bearing No. CHE/ CTY / 2495 / G/N/ 337 (NEW) /FCC/1/NEW issued by MCGM;
14. Property Card of the above property issued by Superintendent, Mumbai City Survey and Land Records on 01/06/2017;
15. Search Report of Search Clerk dated 23/06/2005; and
16. Search Report of Search Clerk dated 12/10/2021.

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 Smt. Maniben Ramesh Ghala is the Owner and M/s. Shri Nakoda Enterprises is the Developer and the title of the said Property is clear, marketable and free from any encumbrances.

**Owner of the Land:**

Smt. Maniben Ramesh Ghala - land admeasuring 1655.53 sq. mtrs. bearing C. S. No.63 of Mahim Division and F. P. No.875 of TPS IV, Mahim situated at Old Prabhadevi Road, Mumbai 400 028 within registration District and Sub-District of Mumbai City

**Developer of the Land:**

M/s. Shri Nakoda Enterprises - land admeasuring 1655.53 sq. mtrs. bearing C. S. No.63 of Mahim Division and F. P. No.875 of TPS IV, Mahim situated at Old Prabhadevi Road, Mumbai 400 028 within registration District and Sub-District of Mumbai City

The report reflecting the flow of the title of Smt. Maniben Ramesh Ghala as the owner and M/s. Shri Nakoda Enterprises as the Developer of the said Property is enclosed herewith.

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

**Sr.No.**

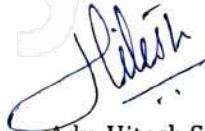
- 1) Search Report
- 2) Will and Testament dated 05/07/1962 of Virjee Raisey. Virjee Raisey under his Will bequeathed the said property unto his grandson, Ramesh Laxmichand Ghala and appointed his son namely, Laxmichand Virji alias Virjee Ghala and daughter in law, namely, Smt. Navalbai Laxmichand Ghala as executor and executrix.
- 3) Probate to the said Will of Virjee Raisey was granted unto said Laxmichand Virji alias Virjee Ghala and Smt. Navalbai Laxmichand Ghala in HC, T & IJ Petition No.64 of 1990 on 06/11/1990. Accordingly, the name of the said Laxmichand Virji alias Virjee Ghala and Smt. Navalbai Laxmichand Ghala as such executor and



executrix have been recorded as holders of the said property in the property card thereof.

- 4) Said Navalbai Laxmichand Ghala died intestate on or about 02.06.2000.
- 5) Said Ramesh Laxmichand died intestate on or about 27.11.2001, leaving behind his widow namely, Smt. Maniben Ramesh Ghala as his only heirs and legal representative according to law by which he was governed at the time of his death. Said Ramesh Laxmichand Ghala has no issues / children.
- 6) By Deed of Transfer dated 05/05/2005 bearing registration Sr. No. BBE- 2/4785 of 2005 said Laxmichand Virji alias Virjee Ghala formally transferred the said property in favour of Smt. Maniben Ramesh Ghala.
- 7) By Development Agreement dated 08/06/2006 bearing registration Sr. No. BBE1 - 5737 of 2006, Smt. Maniben Ramesh Ghala granted development rights in respect of the said property in favour of M/s. Shri Nakoda Enterprises.
- 8) Pursuant to the above Development Agreement, said Maniben Ramesh Ghala also executed Power of Attorney dated 08/06/2006 in favour of partners of said M/s. Shri Nakoda Enterprises namely, (1) Kishor B. Rathod and (2) Raju B. Rathod. The said Power of Attorney is registered under Sr. No. BBE1- 1384 of 2006

Date: January 15, 2022



Adv. Hitesh Solanki

Manoj and Ashok Associates  
Advocates & Solicitors