



Pritu Ajey Mishra

(BLS.LLB)

Advocate Bombay High Court

FORMAT - A

(Circular 28/2021 dated 08/03/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to (A) Plot No. 210, CTS No. 368/54, area admeasuring 418.10 Sq. Mtrs., (hereinafter referred to as "**the said Plot A**"), (B1) Plot No. 217, CTS No. 368/59, area admeasuring 418.10 Sq. Mtrs., B2) Plot No. 218, CTS No. 368/58, area admeasuring 418.10 Sq. Mtrs., i.e., total area admeasuring of B1 And B2 is 836.20 Sq. Mtrs., (hereinafter referred to as "**the said Plot B**" *colly.*) situated at Village: Mogra, Taluka: Andheri, District: Mumbai (hereinafter referred as the "**said Collective Lands**").

I have investigated the title of the said plots on the request of **M/s. I. R. DEVELOPERS LLP**, through its Partners **1) Shri. Inder Mohan Singh Sawhney and 2) Shri. Riju Raju Verghese**, and following documents i.e.: -

- A) Description of the property.
- B) Plot No. 210
 - 1) Indenture of Conveyance dated 20/07/2022 bearing Sr. No. 12711/2022
 - 2) Development Agreement dated 26/08/2022 bearing Sr. No. 14804/2022
- C) Plot No. 217 and Plot No. 218
 - 1) Indenture of Conveyance dated 20/07/2022 bearing Sr. No. 12712/2022
 - 2) Development Agreement dated 26/08/2022 bearing Sr. No. 14795/2022
- D) Search Report for 14 years from 2010 till 2023





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On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of **SHRIJI KRUPA CO-OPERATIVE HOUSING SOCIETY** as the Owners of Plot No. 210 & **RAM LAXMAN CO-OPERATIVE HOUSING SOCIETY** as the Owners of Plot No. 217 & 218, and **M/s. I. R. DEVELOPERS LLP**, through its Partners **1) Shri. Inder Mohan Singh Sawhney** and **2) Shri. Riju Raju Verghese** as the Developers is clear, marketable and without any encumbrances.

Owners of the land:

- 1) **SHRIJI KRUPA CO-OPERATIVE HOUSING SOCIETY** as the Owners of Plot No. 210, CTS No. 368/54, area admeasuring 418.10 Sq. Mtrs., situated at Village: Mogra, Taluka: Andheri, District: Mumbai
- 2) **RAM LAXMAN CO-OPERATIVE HOUSING SOCIETY** as the Owners of Plot No. 217, CTS No. 368/59, area admeasuring 418.10 Sq. Mtrs., & Plot No. 218, CTS No. 368/58, area admeasuring 418.10 Sq. Mtrs., total area admeasuring of B1 And B2 is 836.20 Sq. Mtrs., situated at Village: Mogra, Taluka: Andheri, District: Mumbai

Developers of the land:

M/s. I. R. DEVELOPERS LLP, through its Partners **1) Shri. Inder Mohan Singh Sawhney** **2) Shri. Riju Raju Verghese;** (A) Plot No. 210, CTS No. 368/54, area admeasuring 418.10 Sq. Mtrs., and (B1) Plot No. 217, CTS No. 368/59, area admeasuring 418.10 Sq. Mtrs., (B2) Plot No. 218, CTS No. 368/58, area admeasuring 418.10 Sq. Mtrs., i.e., total area admeasuring of B1 And B2 is 836.20 Sq. Mtrs., Village: Mogra, Taluka: Andheri, District: Mumbai





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The Report reflecting the flow of the title of **SHRIJI KRUPA CO-OPERATIVE HOUSING SOCIETY** as the Owners of Plot No. 210 and **RAM LAXMAN CO-OPERATIVE HOUSING SOCIETY** as the Owners of Plot Nos. 217 & 218 and **M/s. I. R. DEVELOPERS LLP**, through its Partners **1) Shri. Inder Mohan Singh Sawhney** and **2) Shri. Riju Raju Verghese**, as the Developers of the said land is enclosed herewith as Annexure.

Encl: Annexure

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) **Plot No. 210**

- a) Search Report for 14 years from 2010 - 2023 taken from Online Search Report, bearing Receipt No.: 1112810195 dated 03/03/2023.
- b) At the relevant time Sher-e-Punjab Co-operative Housing Society were the absolute Owner of Plot No. 210, CTS No. 368/54, area admeasuring 418.10 Sq. Mtrs., situated at Village: Mogra, Taluka: Andheri, District: Mumbai.
- c) Vide Indenture of Conveyance dated 20/07/2022, whereby Sher-e-Punjab Co-operative Housing Society, sold, transfer and conveyed all their rights, title, interest and benefits with respect to Plot No. 210 in favour of Shriji Krupa Co-operative Housing Society and the same was duly registered with the Sub-Registrar of Assurance at Andheri under registered Document Serial No. 12711/2022 on 20/07/2022.





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d) Vide Development Agreement dated 26/08/2022, whereby Shriji Krupa Co-operative Housing Society, party to the FIRST PART alongwith 1) Mrs. Guljit Kaur Sethi, 2) Usha Bhatia, 3) Mrs. Baljinder Kaur Saini and Mr. Inderpal Singh Saini, 4) Mr. Haresh Jethmal Asher, 5) Mr. Kirti Jethmal Asher, 6) Mr. Kirti Jethmal Asher & Mrs. Kavita Kirti Asher, 7) Mr. Pramod Kumar Arora, 8) Mr. Sharad Pandhurang Dhamne, 9) Mrs. Taruna Rajkamal Sharma, 10) Mrs. Navneet Kaur Kochhar & Mrs. Taranjeet Singh Kochhar, therein mentioned as the Consenting Members, party to the SECOND PART, sold, transfer and assigned all their development rights, title, interest and benefits with respect to Plot No. 210 in favour of M/s. I. R. Developers LLP, through its Partners 1) Shri. Inder Mohan Singh Sawhney and 2) Shri. Riju Raju Verghese. and the same was duly registered with the Sub-Registrar of Assurance at Andheri under registered Document Serial No. 14804/2022 on 26/08/2022.

2) Plot No. 217 and Plot No. 218

- a) Search Report for 14 years from 2010 - 2023 taken from Online Search Report, bearing Receipt No.: 1112807531 dated 03/03/2023.
- b) At the relevant time Sher-e-Punjab Co-operative Housing Society was the absolute Owner of Plot No. 217, CTS No. 368/59, area admeasuring 418.10 Sq. Mtrs., and Plot No. 218, CTS No. 368/58, i.e., total area admeasuring of B1 and B2 is 836.20 Sq. Mtrs., situated at Village: Mogra, Taluka: Andheri, District: Mumbai.
- c) Vide Indenture of Conveyance dated 20/07/2022, whereby Sher-e-Punjab Co-operative Housing Society, sold, transfer and conveyed all their rights, title, interest and benefits with respect to the Plot Nos. 217 and 218 in favour of Ram Laxman Co-operative Housing Society and the same was duly registered





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with the Sub-Registrar of Assurance at Andheri under registered Document Serial No. 12712/2022 on 20/07/2022.

- d) Vide Development Agreement dated 26/08/2022, whereby Ram Laxman Co-operative Housing Society, party to the FIRST PART alongwith 1) Ms. Arachaselvy Narayansamy, 2) Mr. Rajan Bhimrao Umralkar, 3) Mrs. Rajani Nair, 4) Mrs. Jagjit Kaur Bhatia, 5) Mrs. Deepa Pandit, 6) Mr. Kizhake Purayil Ravindran, 7) Mr. Sunil Kumar Pandey & Mrs. Santosh Sunil Pandey, 8) Mr. Ulhas Sadashiv Mahaddalkar, 9) Mrs. Arachselvi Suresh, 10) Mrs. Gurdarshan Kaur Sandhu, 11) Mr. Challa Madan, 12) Mr. Lovepreet Singh Sethi & Mrs. Kosha Mahesh Shah, 13) Mr. Amritlal Bachubhai Rathod, Mrs. Geeta Amritlal Rathod & Mr. Hiral Amritlal Rathod, 14) Ms. Jacinta Tigga, 15) Mr. Deepak Popat Yelanje, 16) Mrs. Ivy Lobo, 17) Mrs. Jagjit Kaur Bhatia & Mr. Vivek Bhatia, 18) Mrs. Jagjit Kaur Bhatia & Mr. Vivek Bhatia, therein mentioned as Consenting Members, i.e., Party to the SECOND PART, sold, transferred and assigned all their development rights, title, interest and benefits with respect to Plot No. 217 and Plot No. 218 in favour of M/s. I. R. Developers LLP, through its Partners 1) Shri. Inder Mohan Singh Sawhney and 2) Shri. Riju Raju Verghese and the same was duly registered with the Sub-Registrar of Assurance at Andheri under registered Document Serial No. 14795/2022 on 26/08/2022.

Date: 08/03/2023



Pritu Ajey Mishra
Advocate