

*Adv. Rutuja Ambekar*

B.A., LLB.

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Opp. Times Square Building, Sagbag,  
Andheri-Kurla Road, Marol  
Andheri (East) Mumbai – 400 059

Date : 12.08.2024

**FORMAT – A**  
**(Circular No. 28/2021)**

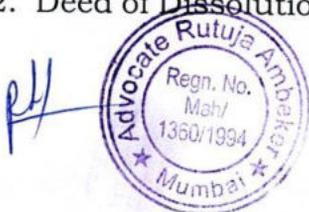
To  
MahaRERA,  
Housfin Bhavan, Near RBI, "EII Block"  
Bandra Kurla Complex, Bandra (East)  
Mumbai – 400 051

LEGAL TITLE REPORT

Subject: Title Clearance Certificate in respect of 'Lands' bearing C.T.S. Nos. 80/A, 80/B, 80/C (New) [old CTS Nos.80, 80/1 to 80/22] of village Andheri (West), Taluka Andheri, Mumbai Suburban District, admeasuring 3088.20 square meters (herein after referred to as "the said Property").

I have been approached by Romell Realtor Developers LLP, A Limited Liability Partnership duly registered under Limited Liability Partnership Act, 2008 under Rule No. 32 (1), [Section 58 (1)] of the Limited Liability Partnership Rules, 2009, having Registration Number AAP – 8531, having its Registered Office at 101, B wing, Gharkul CHS Ltd., Azad Road, Vile Parle (East) Mumbai – 400 057 and Corporate office at 'Prius Infinity', 4<sup>th</sup> floor, Subhash Road, Vile Parle (East), Mumbai 400057, for investigating their title to the said Property, moe particularly described hereunder :

- a) **Description of the Property** : ALL THAT piece and parcel of land bearing Survey No.109, admeasuring 3,670 square yards as per record of rights, corresponding to City Survey Nos. 80/A, 80/B, 80/C (New) [old CTS Nos.80, 80/1 to 80/22] totally admeasuring 3088.20 square meters as per the property register card, situate, lying and being in the Revenue Village of Andheri, Taluka Andheri, Mumbai Suburban District and otherwise situated at J. P. Road, Andheri (West), Mumbai 400 058 and in the Registration District and Sub-District of Mumbai Suburban and Andheri and within the limits of the Municipal Corporation of Greater Mumbai.
- b) **Title documents of the said Property** :
1. Indenture (Deed of Conveyance) dated 31st October, 1961 registered with Sub-Registrar of Bandra under Serial No.BND-2395/1961
  2. Deed of Dissolution dated 01<sup>st</sup> April, 1985, dissolving the said Trust



3. Indenture (Deed of Conveyance) dated 2nd November, 2004 registered with Sub-Registrar at Andheri-2, bearing Serial No. BDR - 4 / 5648/2004
  4. Indenture (Conveyance) dated 18<sup>th</sup> February 2016 registered with Sub-Registrar at Andheri-1, bearing Serial No. BDR / 1 - 1744 / 2016
  5. Copies of Property Cards for CTS Nos. 80, 80/1 to 22, of Village - Andheri (West), Taluka - Andheri, recording the name of "Romell Realtor Developers LLP" as the Holders of the Property.
  6. Deed of Partnership dated 13<sup>th</sup> February 2015
  7. Deed of Re-Constitution of Partnership Deed dated 27<sup>th</sup> February 2015.
  8. Deed of Retirement of M/s Romell Darshan Realtors dated 23<sup>rd</sup> August 2018.
  9. CERTIFICATE OF REGISTRATION ON CONVERSION of 'Romell Darshan Realtors' TO "Romell Realtor Developers LLP".
  10. Search Reports for the period from 1960 to 2014, from 2014 to 2016, from 2016 to 2019 and from 2019 to 2023 (total 62 years).
  11. Public Notice dated 25.10.2023 issued in daily newspapers viz., Free Press Journal, Navshakti and Mumbai Samachar.
  12. Collector, MSD, order dated 19.12.2023 for Amalgamation & Subdivision.
- c) After scrutinizing and verifying the above title deeds and documents, I am of the opinion that the title of M/s. Romell Realtor Developers LLP, the Owner to the aforesaid lands bearing C.T.S. Nos. 80/A, 80/B, 80/C (New) [old CTS Nos.80, 80/1 to 80/22] of Village Andheri (West), Taluka Andheri, Mumbai Suburban District, is clear, unencumbered and marketable.
- d) **OWNERSHIP OF LAND :**  
'ROMELL REALTOR DEVELOPERS LLP', is the owner of the said plot admeasuring 3088.20 square meters, bearing C.T.S. Nos. 80/A, 80/B, 80/C (New) [old CTS Nos.80, 80/1 to 80/22] of Village Andheri (West), Taluka Andheri, Mumbai Suburban District (herein after referred to as 'the said Property').

The Report reflecting the flow of the title of the Owner / Developer / Promoter, i.e., "M/S ROMELL REALTOR DEVELOPERS LLP" on the said Property is enclosed herewith as Annexure.



(Adv. Rutuja Ambekar)

**Annexure**

The Owner / Promoter has shown, given me copies of several documents and I propose to indicate the nature of documents and brief narration of the contents of the said documents as also my comments on the said documents in the following sub-paragraphs of this paragraph:-

**( A ) : TITLE DUCUMENTS :**

**A-1) Village Form No.6 :** Mutation Entry No. 702- Date 22.12.1931, records that as per "Aakar Phod Patrak" of Survey Office for the Year 1929, the name of Ramchandra Sitaram Deo, is mentioned for Survey No. 109 of Village - Andheri, Taluka - Andheri.

**A-2) Village Form No.6 :** Mutation Entry No. 173, Date 08.07.1946, records that Ramchandra Sitaram Deo, died on 17.08.1944, names of Sons - (i) Narayan, (ii) Krushnarao, (iii) Atmaram, (iv) Rajaram and (v) widow, Sitabai Ramchandra Deo are taken on record, for Survey No. 109 of Village - Andheri, Taluka - Andheri.

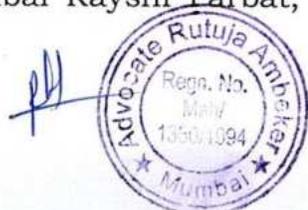
**A-3) Village Form No.6 :** Mutation Entry No. 174, Date 08.07.1946, records that as per the Partition dated 30.09.1944, amongst Krushnanath Ramchandra Deo, Narayan Ramchandra Deo, Atmaram Ramchandra Deo, Rajaram Ramchandra Deo and Sitabai Ramchandra Deo, the name of Krishnanath Ramchandra Deo, is recorded for Survey No. 109, Area 3670 square yards, of Village - Andheri, Taluka - Andheri.

**A-4) Village Form No.6 :** Mutation Entry No. 190, Date 01.03.1948, records that as per the written application made by Mr. Krishnanath Ramchandra Dev, the name of Radhabai Krishnanath Dev is taken on record, for Survey No. 109 of Village - Andheri, Taluka - Andheri.

**A-5) Village Form No.6 : Mutation Entry No. 573,** Date 06.07.1962, records that as per Conveyance dated 31.10.1961, Dr. B. R. Shah, Putlabai Rayji Shah, Vimla B. Shah, the Trustees of Dr. B. R. Shah Family Trust, have purchased the land bearing Survey No. 109 of Village - Andheri, Taluka - Andheri for Rs.35,000/- (Rupees Thirty Five Thousand only) from Mr. Krishnanath Ramchandra Dev and Radhabai Krishnanath Dev.

**A-6) Village Form No.7/12 :** Records the name of Dr. B. R. Shah & 3 Trustees, as 'Kabjedar' of the property bearing Survey No. 109 of Village - Andheri, Taluka - Andheri, admeasuring 3670 square yards.

**A-7) Copy of Declaration of Trust** dated 30<sup>th</sup> October 1961 of "Dr. B. R. Shah Family Trust" duly executed by Dr. B. R. Shah, Puribai Rayshi Parbat, Nirmala B. Shah, the Trustees of "Dr. B. R. Shah Family Trust". A perusal of the said Trust Deed of Private Trust indicates that Dr. Bhavanji Rayshi Shah (Dr. B. R. Shah), Puribai Rayshi Parbat and Mrs. Nirmala Bhavanji Shah were the Trustees in respect of the Trust created by Bai Puribai Rayshi Parbat, mother of Dr. B. R. Shah, who in her individual



capacity therein called as a 'Settlor' had out of natural love and affection for the children of her son Dr. B. R. Shah and Mrs. Nirmala B. Shah had transferred to the Trustees a sum of Rs.10,000/- to the intent that the same shall be held by the Trustees in Trust, subject to the terms and provisions in the said Deed of Trust. The Trustees were to hold the said amount of Rs.10,000/- and any further moneys which may be handed over in Trust to the Trustees, being Trust funds known as "Dr. B. R. Shah Family Trust". Clause 3 of the Trust Deed provided that the Trustees shall hold the Trust funds upon the Trust and provisions until the youngest son of Dr. B. R. Shah attain age of 21 years and thereafter the trust funds were to be distributed. It was provided that each daughter of Dr. B. R. Shah shall after the marriage cease to have any interest in the Trust.

**A-8)** Indenture (**Deed of Conveyance**) dated **31st October, 1961** registered with Sub-Registrar of Bandra under Serial No.BND-2395/1961 executed between Krishnanath Ramchandra Deo, therein referred to as "the Vendor" of the First Part and Radhabai Krishnanath Deo, therein referred to as "the Confirming Party" of the Second Part and (i) Mr. B. R. Shah alias Bhavanji Rayshi Shah, (ii) Bai Puribai Rayshi Parbat & (iii) Mrs. Nirmala B. Shah, the trustees of "Dr. B. R. Shah Family Trust", therein referred to as "the Purchasers" of the Third Part; whereby the Vendor, in confirmation with the Confirming Party, sold and conveyed ALL THAT piece and parcel of land bearing Survey No.109 admeasuring 3,670 square yards as per record of rights and situate, lying and being in the revenue Village of Andheri, Taluka Andheri, Mumbai Suburban District to and in favour of 'DR. B. R. SHAH FAMILY TRUST', (the said Trust). A perusal of this Deed clearly indicates that the said 'Dr. B. R. Shah Family Trust', was a private trust and the beneficiaries of the private trust were three sons of Dr. B. R. Shah namely, Surendra, Mahendra and Narendra. Thus, though the Purchasers were the three trustees of the private trust, the property was held by them in Trust for the said three sons of Dr. B. R. Shah.

**A-9)** **Deed of Dissolution dated 01<sup>st</sup> April, 1985**, dissolving the said Trust, in the manner recorded in clause 6(c) of the Trust Deed dated 30th October, 1961 and consequently, the said property vested absolutely in the three sons of Dr. B. R. Shah viz., (1) Surendra B. Shah, (2) Mahendra B. Shah & (3) Narendra B. Shah, in equal share. Consequently, the said three sons became owners of the property.

**A-10)** Two separate General Power of Attorneys were executed by Narendra B. Shah and Mahendra B. Shah, in favour of their brother, Mr. Surendra B. Shah. Mahendra B. Shah executed the said GPA dated 10.3.2004 before the Vice Consul, Consulate General of India, Houston (USA). Similarly, the other brother Narendra Bhavanji Shah had executed a General Power of Attorney dated 10.5.2004 before the Consulate General of India, New York, USA. Both the said POAs clearly record that the said Mahendra B. Shah & Narendra B. Shah had thrown their undivided share in the property bearing C.T.S. No. 80, 80/1 to 22 admeasuring 3079.6 Sq. Mtrs. at Andheri into hotchpotch of Bhavanji Rayashi Shah HUF and the three



sons of Dr. B. R. Shah, were the coparceners of the said Bhavanji Rayshi Shah HUF. The recitals in both the aforesaid POAs indicate that the property was treated as HUF property. Both the brothers Mahendra and Narendra had irrevocably nominated, constituted and appointed their real brother Dr. Surendra B. Shah to do various acts, deeds and things and clause 17 inter alia clause 17 and 25 specifically granted power to sell the undivided share of the Grantors. On perusal of the said Power of Attorneys, it is clear that once they were brought in India, in accordance with the provisions of the Maharashtra Stamp Act, 1958, they were duly stamped.

**A-11)** Indenture (**Deed of Conveyance**) dated **2nd November, 2004** registered with Sub-Registrar at Andheri-2, bearing Serial No. BDR - 4 / 5648/2004 made between (i) Mr. Surendra Bhavanji Shah (HUF) for self and as the Constituted Attorney of (ii) Mr. Mahendra Bhavanji Shah (HUF) and (iii) Mr. Narendra Bhavanji Shah (HUF) therein referred to as "the Vendors/Co-parceners of HUF" of the One Part and one Mr. Pravin Viram Satra, the sole proprietor of M/s. Darshan Developers therein referred to as "the Purchaser", of the Other Part, the Vendors therein sold, transferred and conveyed the said property, in favour of Purchaser therein, for the consideration as more particularly set out therein. From the said Deed, it is clear that the said three sons of Dr. B. R. Shah, being the beneficiaries of the private trust, in whom the property had vested, had treated the property in their hand as property owned by their respective Hindu Undivided Families. The said Conveyance had been executed by one of the brothers namely Surendra Bhavanji Shah for himself and as Karta of his HUF as also a Constituted Attorney of Mahendra B. Shah HUF and Narendra B. Shah HUF.

**A-12)** Indenture (**Conveyance**) dated **18<sup>th</sup> February 2016** registered with Sub-Registrar at Andheri-1, bearing Serial No. BDR / 1 - 1744 / 2016 made between Mr. Pravin Viram Satra, sole proprietor of M/s. Darshan Developers, therein referred to as "the Vendor" of the One Part and M/s Romell Darshan Realtors, (Partners:- (i) Romell Real Estate Pvt. Ltd., (ii) Mr. Jude Romell, (iii) Mr. Domnic Romell, (iv) Mr. Pravin Viram Satra and (v) Mr. Darshan Pravin Satra) therein referred to as "the Purchasers", of the Other Part, the Vendor therein sold, transferred and conveyed the said property in favour of Purchasers therein, for the consideration as more particularly set out therein;

- Alongwith the said Deed of Conveyance, various papers, proofs of then existing tenants as well as the list of existing tenants, with their Room numbers, respective amounts of monthly rent, respective existing carpet areas, have been attached. The list of the tenants as on the date of execution of the Conveyance dated 18<sup>th</sup> February 2016 is separately provided to me by Romell Realtor Developers LLP.

**A-13)** **INDEX - II** of the Indenture (Conveyance) dated 18<sup>th</sup> February 2016 registered with Sub-Registrar at Andheri-1, bearing Serial No. BDR / 1 - 1744 / 2016.



**A-14) Search Report dated 09.06.2008** of Search Clerk E. S. Gaokar, for the period year 1979 to 2008 (30 years), in respect of the Property bearing CTS Nos. 80, 80/1 to 22, of Village – Andheri (West), Taluka – Andheri.

**A-15) Search Report dated 09.05.2014** by Search Clerk N. A. Giridhar, for the period year 1960 to 2014 (55 years), in respect of the Property bearing Survey No. 109, CTS Nos. 80, 80/1 to 22, of Village – Andheri (West), Taluka – Andheri.

**A-16) Search Report dated 11.03.2016** by Search Clerk N. A. Giridhar, for the period year 2014 to 2016 (3 years), in respect of the Property bearing Survey No. 109, CTS Nos. 80, 80/1 to 22, of Village – Andheri (West), Taluka – Andheri.

**A-17) Search Report dated 02.10.2019** by Search Clerk N. A. Giridhar, for the period **year 2016 to 2019** (4 years), in respect of the Property bearing Survey No. 109, CTS Nos. 80, 80/1 to 22, of Village – Andheri (West), Taluka – Andheri.

**A-18) Search Report dated 26.10. 2023** by Search Clerk N. A. Giridhar, for the period **year 2019 to 2023** (5 years), in respect of the Property bearing Survey No. 109, CTS Nos. 80, 80/1 to 22, of Village – Andheri (West), Taluka – Andheri.

**A-19)** Copy of **Online DP remarks** downloaded from the official website of MCGM indicating that the land in question is falling within the residential zone in the sanctioned Final Development Plan, 2034, of Greater Mumbai, issued on 09.12.2019.

**A-20)** Copies of **Public Notice** dated 19.11.2019 issued by Advocate Merlyn Dias in daily newspapers viz., Free Press Journal, Navshakti and Mumbai Samachar inviting claims and objections in respect of the title of Romell Realtor Developers LLP, in respect of the aforesaid land / Property.

**A-21)** Copies of **Public Notice** dated 25.10.2023 issued by Advocate Pradeep Rane in daily newspapers viz., Free Press Journal, Navshakti and Mumbai Samachar inviting claims and objections in respect of the title of Romell Realtor Developers LLP, in respect of the aforesaid land / Property.

**A-22)** Copy of the Collector, MSD, order dated 19.12.2023 for Amalgamation & Subdivision.

Copies of **Property Cards** for CTS Nos. 80/A, 80/B, 80/C (New) [old CTS Nos.80, 80/1 to 80/22], of Village – Andheri (West), Taluka – Andheri, recording the name of “Romell Realtor Developers LLP” as the Holders of the Property. A perusal of the said Property Cards show that though the property was purchased by B. R. Shah Private Trust by Deed of Conveyance dt. 31.10.1961, after the Deed of Dissolution of the private trust dated 1.4.1985, the names of the beneficiaries Surendra B. Shah, Mahendra B. Shah and Narendra B. Shah were recorded as holders since they were beneficiaries.



However, consequent upon the Sale Deed / Conveyance executed by the said three sons Surendra, Mahendra, and Narendra in favour of Darshan Developers, their names were deleted/bracketed pursuant to Mutation Entry No. 136 recorded and certified by the City Survey Officer, Andheri on 17.12.2004. Though the name of Darshan Developers was entered vide M. E. No. 136 dated 17.12.2004 and thereafter the name of Romell Darshan Realtors was entered vide M. E. No. 735 dated 03.03.2017 and thereafter the name of Romell Realtor Developers LLP was entered vide M. E. No. 982 dated 03.08.2023, there does not seem to be any challenge to the said Mutation Entries.

**A-23)** Copy of **City Survey Plan** issued by City Survey Officer, Andheri, for CTS Nos. 80, 80/1 to 22, of Village – Andheri (West), Taluka – Andheri.

**(B) : Partnership Deeds & Documents :**

**B-1) Deed of Partnership** dated **13<sup>th</sup> February 2015**: Partners' share in profit & loss :

Sr. No.	Name of Partner	Share %
1	Romell Real Estate Pvt. Ltd.	25.0 %
2	Mr. Jude Romell	12.5 %
3	Mr. Domnic Romell	12.5 %
4	Mr. Pravin Viram Satra	25.0 %
5	Mr. Darshan Pravin Satra	25.0 %
	<b>Total</b>	<b>100 %</b>

**B-2) Deed of Re-Constitution of Partnership Deed** dated **27<sup>th</sup> February 2015**. Partners' share in profit & loss :

Sr. No.	Name of Partners	Share %
1	Romell Real Estate Pvt. Ltd.	40.0 %
2	Mr. Jude Romell	5.0 %
3	Mr. Domnic Romell	5.0 %
4	Mr. Pravin Viram Satra	25.0 %
5	Mr. Darshan Pravin Satra	25.0 %
	<b>Total</b>	<b>100 %</b>

This Deed of Re-Constitution provides that the partnership is formed for the particular business of purchasing land bearing CTS No.80 of Village Andheri admeasuring 3088.20 square meters alongwith the building standing thereon.

**B-3) Deed of Retirement** of M/s Romell Darshan Realtors dated **23<sup>rd</sup> August 2018**. Partners' share in profit & loss:

Sr. No.	Name of Partner	Share	Status
1	Romell Real Estate Pvt. Ltd.	90 %	Continuing Partner
2	Mr. Jude Romell	5 %	Continuing Partner



3	Mr. Domnic Romell	5 %	Continuing Partner
4	Mr. Pravin Viram Satra	nil	Retiring Partner
5	Mr. Darshan Pravin Satra	nil	Retiring Partner
	<b>Total</b>	<b>100%</b>	

This Deed of Retirement is registered with the Registrar of Firms and also with the Sub Registrar of Assurances under Sr. No. BDR – 18 / 8828 / 2018. Said Deed of Retirement dated 23<sup>rd</sup> August 2018 records that (i) Mr. Pravin Viram Satra and (ii) Mr. Darshan Pravin Satra, the Partners, have retired from the said Partnership with effect from 23<sup>rd</sup> August 2018.

**The continuing partners**, i.e., (i) Romell Real Estate Pvt. Ltd., (ii) Mr. Jude Romell and (iii) Mr. Domnic Romell have taken over the business of the Partnership with immediate effect.

**The Retiring Partners**, i.e., (i) Mr. Pravin Viram Satra and (ii) Mr. Darshan Pravin Satra, have released all their share, right, title and interest in the business of the Partnership, its assets including goodwill, all licenses and permits held by the said Firm etc.

**B-4) Power of Attorney** dated **23<sup>rd</sup> August 2018**, from (i) Mr. Pravin Viram Satra and (ii) Mr. Darshan Pravin Satra, (the Retiring Partners) in favour of (i) Romell Real Estate Pvt. Ltd., (ii) Mr. Jude Romell and (iii) Mr. Domnic Romell (the Continuing Partners). The said Power of attorney dated 23<sup>rd</sup> August 2018 is registered with the Sub Registrar of Assurances under Sr. No. BDR – 18 / 8829 / 2018.

**B-5) Application** and statement for conversion of a firm into Limited Liability Partnership (LLP) : “LLP FROM NO. 17” (Pursuant to Rule 38(1) of Limited Liability Partnership Rules, 2009).

**B-6) Form for Incorporation of Limited Liability Partnership**, pursuant to Rule 8, Rule 11 and Rule 18 of Limited Liability Partnership Rules, 2009 - “FiLLiP”. Both the above Online forms have been filed by the Existing Partners of ‘Romell Darshan Realtors’ for conversion of the Partnership Firm into a Limited Liability Partnership (LLP).

**B-7) CERTIFICATE OF REGISTRATION ON CONVERSION** of ‘Romell Darshan Realtors’ To “Romell Realtor Developers LLP”. The said Certificate, being FORM-19, is issued by Government of India, Ministry of Corporate Affairs, Central Registration Centre on 09<sup>th</sup> July 2019 and duly signed by Asst. Registrar of Companies. It indicates the LLP Identification Number as : AAP-8531 AND the name of LLP as “ROMELL REALTOR DEVELOPERS LLP”, having its mailing address at 101, B Wing, Gharkul CHS Ltd., Azad Raod, Vile Parle (East) Mumbai City, Maharashtra, 400 057, India.



The above incorporation documents indicate that all three existing partners of Romell Darshan Realtors, i.e., (i) Romell Real Estate Pvt. Ltd., (ii) Mr. Jude Romell and (iii) Mr. Domnic Romell, have converted their Partnership Firm into LLP under the name and style of "Romell Realtor Developers LLP" with the same Partners and the same objects.

**B-8) LLP AGREEMENT dated 18<sup>th</sup> July 2019**, executed by and between the three partners of "Romell Realtor Developers LLP". Present Partners of "Romell Realtor Developers LLP" and their share in profit & loss :

Sr. No.	Name of Partner	Share %
1	Romell Real Estate Pvt. Ltd.	90.0 %
2	Mr. Jude Romell	5.0 %
3	Mr. Domnic Romell	5.0 %
	<b>Total</b>	<b>100 %</b>

**(C) : Suit Matters / Writ / Legal Issues etc. :**

M/s Romell Realtor Developers LLP has represented that there is a litigation pending in respect of the adjacent Public Road, not directly concerned / connected to the property under development or part thereof. Romell Realtor Developers LLP has further represented that there is no order of injunction or any other order of restraint which prevents Romell Realtor Developers LLP from undertaking development of the said property or transferring the property in question or creating third party rights or interest therein. The details and present status of the said suit is as under :

**C-1) L. C. Suit No. 1126 of 2021**, (Notice of Motion No. 1272 of 2021) The Sagar Shopping Centre Premises Cooperative Society Limited & Ors. - (the plaintiffs) V/s MCGM & Anrs. - (Defendants). No relief is granted. Notice of Motion is disposed of by Order dated 02<sup>nd</sup> July 2021. **Appeal From Order No.179 of 2021 with I. A. No.1799 of 2021**. The Sagar Shopping Centre Premises Cooperative Society Limited & Ors. - (the Appellant) V/s MCGM & Anrs. - (Respondent) . **Appeal is dismissed**. Applications are disposed of by Order dated 19<sup>th</sup> January 2022 & Speaking to Minutes Order dated 25<sup>th</sup> January 2022.

**(D) : Building Permissions / CFO NOC / Aviation Permission:**

**D-1) No Objection Certificate for Height Clearance :**

The General Manager, The Airports Authority of India, Regional Headquarter, Western Region having address at Sahar Road, Vile Parle (East) Mumbai - 400 099 has issued No Objection Certificate for Height Clearance dated 24.01.2019, which is valid upto 23.01.2027.



**D-2) Chief Fire Officer, BMC, Mumbai Fire Brigade :**

The Deputy Chief Fire Officer, Brihan Mumbai Municipal Corporation, Mumbai Fire Brigade, has issued its No Objection Certificate dated 18.05.2023.

**D-3) I.O.D. issued by MCGM :**

The Executive Engineer, (Building Proposals), K-West Ward, Municipal Corporation of Greater Mumbai, has issued Intimation Of Disapproval (I.O.D.) dated 11.09.2023, under Section 346 of the Mumbai Municipal Corporation Act, bearing No. CE / 8685 / WS / AK / 337 / 3 / Amend, attached with the copies of sanctioned plans.

**D-4) Commencement Certificate issued by MCGM :**

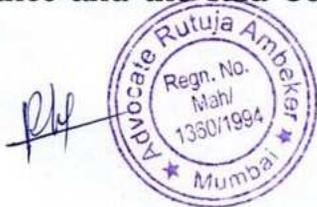
The Executive Engineer, (Building Proposals), K-West Ward, Municipal Corporation of Greater Mumbai, has issued Commencement Certificate (C.C.) dated 19.03.2024, under Section 346, 337 (New) of the Mumbai Municipal Corporation Act, 1888, bearing No. CE / 8685 / WS / AK / CC / 1 / New, up to top of plinth level, as per IOD plans.

**1. Conclusion :**

From the perusal of above referred Title documents, it can be easily deduced, that by an Indenture (**Deed of Conveyance**) dated **31st October, 1961**, Krishnanath Ramchandra Deo, therein referred to as "the Vendor" of the First Part with the consent of Radhabai Krishnanath Deo, therein referred to as "the Confirming Party" of the Second Part, sold and conveyed the said Property to (i) Mr. B. R. Shah alias Bhavanji R. Shah, (ii) Bai Puribai Rayshi Parbat & (iii) Mrs. Nirmala Bhavanji Shah, the trustees of "Dr. B. R. Family Trust";

**FURTHER** by a **Deed of Dissolution dated 1<sup>st</sup> April, 1985**, dissolving the said Trust, the said property jointly devolved on the beneficiaries of the Private Trust being the three sons of Dr. B. R. Shah viz., (1) Surendra B. Shah, (2) Mahendra B. Shah & (3) Narendra B. Shah, in equal share;

**FURTHER** by an Indenture (**Deed of Conveyance**) dated **2nd November, 2004** (i) Mr. Surendra Bhavanji Shah (HUF), (ii) Mr. Mahendra Bhavanji Shah (HUF) and (iii) Mr. Narendra Bhavanji Shah (HUF) therein referred to as "the Vendors/Co-parceners of HUF", sold and conveyed the said Property to Mr. Pravin Viram Satra, the sole proprietor of M/s. Darshan Developers, Two General Power of Attorneys executed by Mahendra B. Shah and Narendra B. Shah, both residents of USA in favour of their brother Dr. Surendra B. Shah conferred power on the said Attorney to execute the said Conveyance and the said Conveyance was duly executed by the respective



HUF of the said three brothers who had treated their undivided share in the property as the property of HUF. It is also seen that apart from the fact that the said Conveyance is duly registered, the names of said three brothers have been deleted from the PRC in the year 2004, for last about 19 years, there does not seem to be any challenge to the deletion of their names;

**FURTHER** by an Indenture (**Conveyance**) dated **18<sup>th</sup> February 2016**, Mr. Pravin Viram Satra, sole proprietor of M/s. Darshan Developers, sold and conveyed the said Property to M/S Romell Darshan Realtors, [having Partners, (i) Romell Real Estate Pvt. Ltd., (ii) Mr. Jude Romell, (iii) Mr. Dominic Romell, (vi) Mr. Pravin Viram Satra and (v) Mr. Darshan Pravin Satra];

**FURTHER** by a **Deed of Retirement** of M/s Romell Darshan Realtors dated **23<sup>rd</sup> August 2018**, two partners, i.e., (i) Mr. Pravin Viram Satra and (ii) Mr. Darshan Pravin Satra, have retired from the said Partnership with effect from 23<sup>rd</sup> August 2018 and (i) Romell Real Estate Pvt. Ltd., (ii) Mr. Jude Romell, (iii) Mr. Dominic Romell, continued to be the Partners of M/s Romell Darshan Realtors;

**FURTHER** the said Partnership Firm of the said three partners was converted itself into a Limited Liability Firm in the name and style of "Romell Realtor Developers LLP", who has now become the Owner of the said Property. Though the name of Darshan Developers was entered vide M. E. No. 136 dated 17.12.2004 and thereafter the name of Romell Darshan Realtors was entered vide M. E. No. 735 dated 03.03.2017 and thereafter the name of Romell Realtor Developers LLP was entered vide M. E. No. 982 dated 03.08.2023, there does not seem to be any challenge to the said Mutation Entries.

**2.** From the perusal of above referred suit matter and legal issue and its related documents, it can be revealed that the said Owner or its predecessors are not restrained by any Court order from holding the said Property as the Owner thereof, not restrained to create third party interest on the said property or any part thereof and also not restrained from re-developing the said property as per the prevailing norms.

**3.** From the Search Report dated 09.06.2008 of Search Clerk, E. S. Gaokar, for the period year 1979 to 2008 Shri N.A. Giridhar and Search Report dated 09.05.2014 by Search Clerk N. A. Giridhar, for the period year 1960 to 2014, Search Report dated 02.10.2019 by Search Clerk N. A. Giridhar, for the period year 2016 to 2019 and Search Report dated 26.10.2023 by Search Clerk N. A. Giridhar, for the period year 2019 to 2023 referred hereinabove with respect to the said Property, there are no remarks found affecting the Plot in the Register maintained for the purpose under the Indian Registration Act, 1908.

**4.** Further, I am informed by Adv. Merlyn Dias, vide her letter that she has not received any objection in response to the public notices all dated



19.11.2019 and further, I am informed by Adv. Pradeep Rane, vide his letter dated 15.11.2023 that he has not received any objection in response to the public notices all dated 25.10.2023, published in daily newspapers referred hereinabove.

**5.** I have therefore no hesitation to opine that, the title of M/s. Romell Realtor Developers LLP, to the aforesaid lands described in the beginning of this Title Report bearing C.T.S. Nos. 80/A, 80/B, 80/C (New) [old CTS Nos.80, 80/1 to 80/22] of Village Andheri (West), Taluka Andheri, Mumbai Suburban District, is clear, unencumbered and marketable.

Yours,



A handwritten signature in blue ink, appearing to be "RJA".

**(Adv. Rutuja Ambekar)**

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