



ASD Associates

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(Correspondence at Branch Office only)

Format – A

(Circular No:-28/2021)

TITLE REPORT

To,
**Maharashtra Real Estate
Authority (MahaRERA),**
Bandra West, Mumbai - 400051.

Sub: Title Report with respect to: all that piece and parcel of land bearing CTS Nos.173, 173/1 to 173/36, admeasuring 1460.50 sq.mtrs. of Village Malad (South), Taluka Borivali, Mumbai Suburban District, pursuant to consolidated development of lands:(i) All that piece and parcel of land along with buildings viz. New Green Apartment A Co-Operative Housing Society Ltd., standing thereon bearing CTS Nos.173, 173/1 to 173/36 (part), admeasuring 806.61 sq.mtrs. or thereabout, and (ii) All that piece and parcel of land along with buildings viz. New Green Apartment (B Wing) Co-Operative Housing Society Ltd., standing thereon bearing CTS Nos.173, 173/1 to 173/36 (part), admeasuring about 653.89 sq.mtrs. or thereabout, both lying, being and situate at Malad (South), Turel Pakhadi Road, Malad (West), Mumbai – 400 064, Taluka Borivali, Mumbai Suburban District, within the registration District of Mumbai Suburban (collectively “the said Properties”).

A. We have investigated the title of the said Properties on the request and instructions of our client, M/s.Raj Corp having its office at 102, B/29, Sector No.11, Dreamland CHSL, Shanti Nagar, Mira Road East, Thane – 401107 on perusal of the following documents.

1. DESCRIPTION OF THE PROPERTIES:

Firstly (Description of “Property -1”):

All that piece and parcel of land along with buildings viz. New Green Apartment A Co-Operative Housing Society Ltd., standing thereon

consisting of ground plus three (3) Upper floors & terrace open to Sky, bearing CTS Nos.173, 173/1 to 173/36 (part), admeasuring about 806.61 sq.mtrs. or thereabout being portion of the larger piece of land admeasuring 1460.50 sq.mtrs. or thereabout situate lying and being at Malad (South), Turel Pakhadi Road, Malad (West), Mumbai – 400 064, Taluka Borivali, Mumbai Suburban District, within the registration District of Mumbai Suburban and bounded as follows:

On or towards the North : By Vinayak Sadan CHSL;
On or towards the South : By Turel Pakhadi Road;
On or towards the West : By Dhawalgiri Chawl; and
On or towards the East : By Desai wadi.

Secondly (Description of "Property -2"):

All that piece and parcel of land along with buildings viz. New Green Apartment (B Wing) Co-Operative Housing Society Ltd., standing thereon consisting of ground plus three (3) Upper floors, bearing CTS Nos.173, 173/1 to 173/36 (part), admeasuring about 653.89 sq.mtrs. or thereabout being portion of the larger piece of land admeasuring 1460.50 sq.mtrs. or thereabout situate lying and being at Malad (South), Turel Pakhadi Road, Malad (West), Mumbai – 400 064, Taluka Borivali, Mumbai Suburban District, within the registration District of Mumbai Suburban and bounded as follows:

On or towards the North : By Vinayak Sadan CHSL;
On or towards the South : By Turel Pakhadi Road;
On or towards the West : By Dhawalgiri Chawl; and
On or towards the East : By Desai wadi.

THIRDLY (Description of "Consolidated & Amalgamated Properties being jointly developed/ the said Properties")

All that piece and parcel of land bearing CTS Nos.173, 173/1 to 173/36 ameamruing 1460.50 sq, meters or thereabouts of Village Malad (South), Taluka Borivali, Mumbai Suburban District pursuant to consolidated/single development of the Property No.1 and Property No.2 hereinabove.



(hereinafter properties described Firstly Secondly and Thirdly shall be collectively referred to as "the said Properties" unless otherwise specified).

2. **DOCUMENTS OF ALLOTMENT OF PLOT/S PERUSED:**

For the purpose of this Report, our client M/s.Raj Corp have handed over to us the following documents (in original or photocopies as has been stated below) and we have perused the same and relied upon the contents therein being true and correct.

- (i) Photocopy of the Registration Certificate of 'New Green Apartment A Wing Co-operative Housing Society Limited' bearing registration No.BOM/WP/HSG (TC) 7184/1992-93 dated 22.02.1993;
- (ii) Photocopy of the Registration Certificate of 'New Green Apartment B Co-operative Housing Society Limited', bearing registration No.BOM/WP/HSG (TC) 14746/2010-11 dated 11.05.2010;
- (iii) Copy of the Order Cum Certificate bearing No. DDR-4/ Mum DC/ New Green Apartment A CHSL/3317/2015 dated 20.11.2015 passed by the Competent Authority under Section 11 (3) of MOFA;
- (iv) Copy of the Order Cum Certificate bearing No. DDR-4/Mum/DC/ New Green Apartment B CHSL/3318/2015 dated 28.11.2015 passed by the Competent Authority under Section 11 (3) of MOFA;
- (v) Copy of the Conveyance Deed (Deemed/Unilateral) dated 15.09.2018 [registered under Serial No.BRL-4/13963 of 2018];
- (vi) Copy of the Conveyance Deed (Deemed/Unilateral) dated 07.02.2019 [registered under Serial No.BRL-2/1744 of 2019];
- (vii) Photocopy of the Development Agreement 10.01.2023 [registered under Serial No. BRL-5/705 of 2023];

- (viii) Photocopy of the Power of Attorney dated 10.01.2023 [registered under Serial No BRL-5/710 of 2023];
- (ix) Copy of the Property Register Cards;
- (x) Public notices in the newspapers Times of India and Navshakti both dated 13.02.2024;
- (xi) Photocopy of Search Report dated 24.09.2024 issued by Sandeep Shedge in respect of the searches relating to the said Property.

3. **PROPERTY REGISTER CARD:**

The Property Register Cards in respect of the said Properties i.e. lands bearing CTS Nos.173, 173/1 to 173/36 records the name of the Societies (i) 'New Green Apartment A Wing Co-operative Housing Society Limited', and (ii) 'New Green Apartment B Wing Co-operative Housing Society Limited' by an entry dated 30.01.2020. However, the name of the Society B as per the incorporation certificate is 'New Green Apartment B Co-operative Housing Society Limited' and the word 'Wing' appears to be incorrectly recorded in the Property Register Cards.

4. **SEARCHES AND PUBLIC NOTICE:**

We have been provided with a copy of the Search Report dated 24.09.2024 issued by Sandeep Ashok Shedge in respect of the online and manual searches relating to said Property conducted at the office of the Sub-Registrar of Assurances at Bombay & Bandra for the years 1994 until to 2024 (31 years) and Borivali and Goregoan for the year 2002 till 2024 computer records (23 years). We have issued a Public Notices both dated 13.02.2024 in the newspaper "Times of India" and "Navshakti (Marathi)" for the investigation of the title of the Society to the said Property. In pursuance of the above, we have received 4 claims/objections in respect of the said Property, detailed in the Title Report dated 24.09.2024

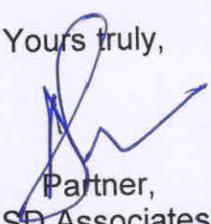
- B. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Properties, we are of the opinion that, subject to what is stated hereinabove and relying upon the list of documents perused as aforementioned, (i) the title of 'New Green Apartment A Wing Co-operative Housing Society Limited', to the said Property No.1 as owner thereof appears to be clear and marketable; (ii) the title of 'New Green Apartment B Co-operative Housing Society Limited' to the said Property No.2 as the owner thereof appears to be clear and marketable; and (iii) M/s.Raj Corp is entitled to re-develop the said Properties i.e. Property No.1 and Property No.2 as per the terms of the said Development Agreement dated 10.01.2023 [registered under Serial No. BRL-5/705 of 2023].

Owners of the said Property No.1 and Property No.2: (i) 'New Green Apartment A Wing Co-operative Housing Society Limited', and (ii) 'New Green Apartment B Co-operative Housing Society Limited' respectively.

- C. The Title Report dated 24.09.2024 reflecting the flow of title of the said Properties is enclosed herewith as "**Annexure "A"**".

Dated this 25th day of September 2024.

Yours truly,



Partner,
ASD Associates,
Advocates & Solicitors.

Format – A

(Circular No:-28/2021)

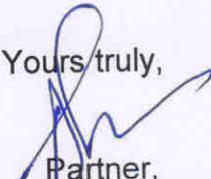
FLOW OF THE TITLE OF THE SAID PROPERTIES

1. The Property Register Cards in respect of the said Properties i.e. lands bearing CTS Nos.173, 173/1 to 173/36 records the name of the Societies (i) 'New Green Apartment A Wing Co-operative Housing Society Limited', and (ii) 'New Green Apartment B Wing Co-operative Housing Society Limited' by an entry dated 30.01.2020. However, the name of the Society B as per the incorporation certificate is 'New Green Apartment B Co-operative Housing Society Limited' and the word 'Wing' appears to be incorrectly recorded in the Property Register Cards.
2. Seach Reports for the years 1994 to 2024 (31 years) at Bombay & Bandra and Borivali and Goregoan for the year 2002 till 2024 computer records (23 years) have been conducted
3. Any other relevant title : Not Applicbale.
4. Litigations if any: Not applicable.

NOTE: This Title Report is issued only for the compliance of Maha-RERA. Detailed Title Report in respect of the said Properties viz., Title Report dated 24.09.2024 is issued to M/s.Raj Corp.

Dated this 25th day of September, 2024

Yours truly,


Partner,
ASD Associates,
Advocates & Solicitors