

SANDESH D. JADHAV, B.Com; LL.B
(Advocate High Court)

40 / 23, NAVJIVAN NAGAR
TAGORE NAGAR, GROUP NO. 3
VIKHROLI (E), MUMBAI – 400 083
Tel No. 9702539842, 9594791703
Email: advsandesh.jadhav@gmail.com

To,
Maha RERA, Mumbai,
Maharashtra.

FORMAT -A
(Circular No: - 28/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot of Land bearing Plot No. 143/2/A, CTS No. 831/1, the Plot approximately admeasuring 2815.50 Sq. Mtrs. area situated at Gita Prakash C H S Ltd; Plot No. – 143/2/A, Jai Prakash Road, Four Bungalows, Andheri – (West), Mumbai – 400053 of Village – Ambivali, Taluka – Andheri hereinafter referred as “the Said Plot” along with Six Wings, each wing consisting of One Building comprising of Ground and 3 (Three) upper floors all 6 Wings standing on the Said Plot hereinafter referred to as “the Said buildings” and both together, the Said Plot and the Said Buildings hereinafter referred to as “the Said Property”.

I have investigated the Title of the said property on the request of Developer, GURUKRUPA REALCON INFRABUILD LLP and also perused the documents provided to me, related to the said property and I hereby provide my report as under:-

1. By an Indenture dated 03rd May, 1972 executed between [1] Jim Rusdin Private Limited, a Company incorporated under the Indian Companies Act, 1913 (the Vendor) of the FIRST PART; [2](i) Shankerlal Harchumal

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Khanchandani, (ii) Kishinchand Hotchand Khanchandani, (iii) Delibai Harchumal Khanchandani and (iv) Mamtu Ramchand Khanchandani, all being the Partners of Registered Partnership Firm, M/s. Harchumal and Associates (the First Confirming Parties) of the SECOND PART; [3] Mr. Govindram Bahirwani (the Second Confirming Party) of the THIRD PART and [4] Gita Prakash C H S Ltd; the Society (The Purchaser) of the FOURTH PART; the Said Plot was Transferred, Conveyed, Sold and Assigned unto the society situated at Plot No. – 143/2/A, Jai Prakash Road, Four Bungalows, Andheri – (West), Mumbai – 400053.

2. The Chief Promoter along with other Applicants formed a Co-operative Housing Society, being the Society herein, and registered the same under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. **BOM/HSG/3466 of 1972.**
3. By the Resolution in Special General Body Meeting held on **26/02/2023**, in the presence of Officer, Mr. D. D. Kalokhe, duly authorized by Deputy Registrar of Co-operative Societies, K / West Ward, Bandra – (West), the Society appointed M/s. Gurukrupa Realcon Infrabuild LLP for reconstruction and redevelopment of the said Property through the Developers herein.
4. WHEREAS there is a **Development Agreement (DA)** dated – 30/03/2023 registered between [1] **GITA PRAKASH C H S LTD**; [2] **Members of the society** and [3] **GURUKRUPA REALCON INFRABUILD LLP** bearing Document Registration Serial No. - **BDR-17/4884/2023** and **Power of**

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Attorney (POA) dated 31/03/2023 bearing Document Registration Serial No. – **BDR-17/4892/2023**.

5. As the Tenements were in quite dilapidated condition and unfit for human habitation, the said society after following due legal procedure granted unto the Developer, **GURUKRUPA REALCON INFRABUILD LLP**, having office address at **C 106, Vashi Plaza, Plot No. 80/81, Sector 17, Vashi, Navi Mumbai – 400703** all the redevelopment and reconstruction rights of the said Property vide **Development Agreement (DA)** dated **30/03/2023** and registered with the concerned Sub – Registrar of Assurance at Andheri under Document Registration No. **BDR-17/4884/2023** on the Terms and Condition as therein contained and **Power of Attorney (POA)** dated – **31/03/2023** bearing Document Registration Serial No. **BDR-17/4892/2023** and thereby transferred all Development Rights of the said plot to **GURUKRUPA REALCON INFRABUILD LLP**.

Confirm and Verified Documents as under –

- Society Registration Certificate No. **BOM/HSG/3466/1972**.
- Property Registered Card / Extract of Land **Plot No. 143/2/A, C T S No. 831/1**, which is showing land in the name of Gita Prakash Sahakari Gruha Bandhani Sanstha Maryadith (Gita Prakash C H S Ltd).



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- Copy of **ORDER** dated **28/02/2023** passed by the Deputy Registrar, Co-operative Societies wherein **GURUKRUPA REALCON INFRABUILD LLP** was appointed for reconstruction and redevelopment of the said plot.
 - Development Agreement **30/03/2023** registered with the concerned Sub - Registrar of Assurance at Andheri under Document Registration No. **BDR-17/4884/2023** and thereby transferred all Development Rights of the said plot to **GURUKRUPA REALCON INFRABUILD LLP**.
 - Registered Power of Attorney dated – **31/03/2023** bearing Document Registration Serial No. - **BDR-17/4892/2023**.
6. In view of the above documents inspected and title search conducted, the title of “**GITA PRAKASH C H S LTD;**” in respect of the above Said Property is clear and marketable and is free from all encumbrances of whatsoever nature.
7. I have perused the above documents that have been provided to me and in view of the above Documents and the Search Report provided by Mr. Vikas Yadav, I am of the opinion that the title is clear of “**GITA PRAKASH C H S LTD;**” in respect of the Said Property situated at **Plot No. 143/2/A, CTS No. 831/1** the Plot approximately admeasuring **2815.50 Sq. Mtrs.** area situate at **Jai Prakash Road, Plot No. – 143/2/A, Four Bungalows,**

Sandesh

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Andheri – (West), Mumbai – 400053 in the Registration District and Sub – District of Mumbai Suburban.

8. **Description of the Property:** Plot bearing No. **143/2/A, C T S No. 831/1**, admeasuring area of plot **2815.50 Sq. Mtrs.** Situate at **Gita Prakash C H S Ltd; Plot No. – 143/2/A, Jai Prakash Road, Four Bungalows, Andheri – (West), Mumbai – 400053** along with Six Wings, each wing consisting of One Building comprising of Ground and 3 (Three) upper floors all standing on the Said Plot, Registration District and Sub – District of Mumbai Suburban being “**the Said Property**” is clear and marketable and are free from all encumbrances of whatsoever nature. The schedule plot is bounded as under:-

ON OR TOWARDS EAST : GITA KIRAN C H S LTD;
ON OR TOWARDS WEST : EVERSINE APARTMENT NO. 1 C H S LTD;
ON OR TOWARDS NORTH : J. P. ROAD
ON OR TOWARDS SOUTH : RATAN NAGAR BUILDING NO. 7

9. **The documents for the purchase of Plot:** An Indenture dated 03/05/1972 and Search Report for 30 years dated 28/02/2023 by Search Clerk, Mr. Vikas Yadav.

10. **Development Agreement (DA) dated 30/03/2023** Registered at the Sub - Registrar of Assurances, Andheri bearing Document Registration Serial No. **BDR-17/4884/2023** and Registered Power of Attorney (POA) dated **31/03/2023** at the Sub-Registrar of Assurances, Andheri bearing



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Document Registration Serial No. - **BDR-17/4892/2023**.

11. 7/12 extract or Property Registered Card issued by City Survey officer, Ambivali reflects the name of Gita Prakash Sahakari Gruha Bandhani Sanstha Maryadith (Gita Prakash C H S Ltd).

12. Search report for 30 years from 1994 till 2023.

2/- On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the Title of the Developer, **GURUKRUPA REALCON INFRABUILD LLP**, is clear, marketable and without any encumbrances vide Development Agreement (DA) registered between **[1] GITA PRAKASH C H S LTD; [2] Members of GITA PRAKASH C H S LTD** and **[3] GURUKRUPA REALCON INFRABUILD LLP** Registered at Andheri bearing Document Registration Serial No. **BDR-17/4884/2023** dated - **30/03/2023** and Registered Power of Attorney (POA) dated **31/03/2023** bearing Document Registration Serial No. - **BDR-17/4892/2023**

Owner of the Said Property –

Gita Prakash Sahakari Gruha Bandhani Sanstha Maryadith (Gita Prakash C H S Ltd), **Plot No. 143/2/A, C T S No. 831/1** (As per 7/12 - Property Registered card / Malmatta Patrak) and **GITA PRAKASH C H S LTD**; by an Indenture dated **03rd May, 1972** executed between **[1] Jim Rusdin Private Limited, a Company**



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3/- The report reflecting the flow of the title of the Owner and Developer for the said Property is enclosed herewith as Annexure – “A”.

Encl: Annexure – “A”.

Date: 10/05/2023.


Sandesh D. Jadhav

(Adv. High Court, Bombay)

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ADVOCATE HIGH COURT
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