

ADV. RUSHABH B. ZAVERI

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To,
Maha RERA
Housefin Bhavan E Block
Bandra Kurla Complex,
Bandra East,
Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of plot of freehold land, situated at Plot bearing No. 9, CTS No. 232, admeasuring 631.6 Sq. mtrs, 232/1 admeasuring 49.5 sq. mtrs, 232/2 admeasuring 53.5 sq. mtrs, 232/3 admeasuring 49.5 sq. mtrs, 232/4 admeasuring 51.4 sq. mtrs and 233 admeasuring 93.7 sq. mtrs, aggregating in all 929.20 sq. mtrs. At Village Mandapeshwar, Taluka Borivali, MSD and having address at Plot No. 9, Madonna Colony, Borivali (West), Mumbai – 400 103 (**“Plot”**)

1. We have investigated the title of the Plot on the request of M/s Dean Home L.L.P. (‘Developer’) and following documents i.e.:-

i. Description of the property:

Freehold Plot of Land situated on Plot bearing No. 9, CTS No. 232, admeasuring 631.6 Sq. Meters, 232/1 admeasuring 49.5 sq. mtrs, 232/2 admeasuring 53.5 sq. mtrs, 232/3 admeasuring 49.5 sq. mtrs, 232/4 admeasuring 51.4 sq. mtrs and 233 admeasuring 93.7 sq. mtrs, aggregating in all 929.20 sq. mtrs. At Village Mandapeshwar, Taluka Borivali, MSD and having address at Plot No. 9, Madonna Colony, Borivali (West), Mumbai – 400 103 (**‘Plot’**)

ii. The documents of allotment of Plot –

a. Indenture made at Mumbai dated 11th May 1966 registered before the Sub-Registrar of Assurances under Serial No BOM/R/1787/1966

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- b. Development Agreement dated 30th June 2022 bearing No BRL 8-9487-2022 between (1) Mr. Savio Remedian Varella (2) Mr. Edwin Richard Varella (3) Mrs. Clara Silvia Braganza (The Owners) on one part & M/s Dean Home L.L.P. (The Developer) of the other part.
 - iii. Property Card issued by the Mumbai Suburban Collector Office
 - iv. Search Report for a period of 37 years of Mr Rajesh Bhandari from 1965 to 2001 dated 11/02/2021
 - v. Public Notice for the said property was issued and published in two newspapers namely Apna Mahanagar (Marathi) & Free Press Journal(English) on 21/12/2020
2. On perusal of the above mentioned documents and all other relevant documents relating to title of the Plot, we are of the opinion that the title of the Developer is clear, marketable and without any encumbrances.

Owners of the plot

- i. Mr. Savio Remedian Varella
 - ii. Mr Edwin Richard Varella
 - iii. Mrs Clara Silvia Braganza
3. The report reflecting the flow of the title of the Owners & the Developer on the Plot is enclosed as Annexure hereto

Encl: Annexure.

RUSHABH B. ZAVERI *Rushabh B. Zaveri*
B.com LLB
ADVOCATE No. : MAH/5740/2020
consult2adv.rushabh@gmail.com
Mob.: 7977055471
Advocate

Place – Mumbai
Date – 13/10/2023

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Format A

(Circular No 28/2021)

To,
Maha RERA
Housefin Bhavan E Block,
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Bandra East, Mumbai 400051.

FLOW OF TITLE OF THE LAND

Re- Plot of freehold land, situated at Plot bearing No. 9, CTS No. 232, admeasuring 631.6 Sq. Metrs, 232/1 admeasuring 49.5 sq. mtrs, 232/2 admeasuring 53.5 sq. mtrs, 232/3 admeasuring 49.5 sq. mtrs, 232/4 admeasuring 51.4 sq. mtrs and 233 admeasuring 93.7 sq. mtrs, aggregating in all 929.20 sq. mtrs. At Village Mandapeshwar, Taluka Borivali, MSD and having address at Plot No. 9, Madonna Colony, Borivali (West), Mumbai – 400 103 ('Plot')

1. P R Card as on date of application for registration is in the name of Mr. Savio Remedian Varella, Mr. Edwin Richard Varella, Mrs. Clara Silvia Braganza (Owners)
2. Mutation Entry No 204 of 20/04/2022 as set out in the Property Record Card
3. Search Report for a period of 37 years of Mr Rajesh Bhandari from 1965 to 2001 dated 11/02/2021
4. Any other relevant title:
 - i. Indenture made at Mumbai dated 11th May 1966 registered before the Sub-Registrar of Assurances under Serial No BOM/R/1787/1966 entered into between 1) Francis Joseph Cardoz 2) Valentine Nazareth & 3) Denis Francis D'souza therein called as the "Vendors" of the One Part and one Ditosa Maria Gilberta Varella therein called as "the Purchaser" of the Other part.

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- ii. Deed of Testamentary Succession dated 8.9.2020 recorded in the official gazette by the Government of Goa under registration No G-2/RNP/GOA/32/2018-20 dated 17.9.2020
- iii. Development Agreement dated 30th June 2022 bearing No BRL 8-9487-2022 between (1) Mr. Savio Remedian Varella (2) Mr. Edwin Richard Varella (3) Mrs. Clara Silvia Braganza (The Owners) on one part & M/s Dean Home L.L.P. (The Developer) of the other part.
- iv. Irrevocable Power of Attorney dated 30th June 2022 bearing registration No BRL8-9489-2022 with the Sub -Registrar Borivali 5 made by the owners Mr. Savio Remedian Varella (2) Mr. Edwin Richard Varella (3) Mrs. Clara Silvia Braganza in favour of M/s Dean Home L.L.P.

5. Litigations If any – Nil

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Advocate

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Date - 13/10/2023