

# Sanjay R. Upadhyay

Advocate High Court

H.C. Original Side Reg.No. 8018

Add.-2, Rajmani Upadhyay Niwas, Nimani Compound, Nivetiya Road, Malad(East), Mumbai- 400 097

(M):9833667244

Regd. Ad. / UPC

Ref.:

Date:

## FORMAT -A

( Circular No.28 /2021)

**To,**  
**MahaRERA,**  
**6<sup>th</sup> &7<sup>th</sup> Floor, Housefin Bhavan ,**  
**Plot No.c-21,E Block, Bandra Kurla Complex,**  
**Bandra (East), Mumbai-400051.**

## LEGAL TITLE REPORT

**SUB:** TITLE CLEARENCE CERTIFICATE WITH RESPECT TO CITY SURVEY NOS. 19, 19/1 TO 67, 20, 20/1 TO 121, ADMEASURING 11214.90 SQ.MTRS, VILLAGE PAHADI GOREGAON, MALAD, IN TALUKA BORIVALI, SITUATED AT HAJI BAPU ROAD MALAD (EAST), MUMBAI-400097 ( HEREIN AFTER REFERRED TO AS THE SAID PLOT OF LAND " SAID PROPERTY ".

I have investigated the title of the said plot on the request of M/s Shiv Shakti Builders and Developers who are the owners and promoters of the said plot of land and following Documents i.e.:-

### 1) DESCRIPTION OF THE PROPERTY :-

City Survey Nos.19, 19/1 to 67, 20, 20/1 to 121 admeasuring 11214.90 sq.mtrs. (hereinafter called "the said property") situate at Village Pahadi Goregaon, Malad, in Taluka Borivali, District Mumbai Suburban within Greater Mumbai and in the Registration Sub-District and District, Mumbai City and Mumbai Suburban.

### 2) DOCUMENT OF ALLOTMENT OF PLOT :-

By an Agreement dated 26<sup>th</sup> September 2006, duly stamped and registered with the Sub-Registrar of Assurances at Borivali-I (Malad) under Serial No.6623 of 2006, the said Owners had agreed to sell to M/s. Shiv Shakti Builders and Developers the said property more particularly described in the schedule thereunder written (on "as is where is basis"); at or for the lump

*Sanjay R. Upadhyay*

sum consideration and subject to the terms and conditions recorded therein.

The said Owners had also authorized, appointed and nominated the partner of the said M/s. Shiv Shakti Builders and Developers to do and perform various acts, deeds, things and matters as recorded in Power of Attorney executed on 27<sup>th</sup> September, 2006 duly registered with the Sub-Registrar of Assurances at Borivali - I (Malad) under Serial no.6624 of 2006.

Subsequently, by a Deed of Conveyance executed on 9<sup>th</sup> Day of January, 2007 duly registered with the Sub Registrar of Assurance at Goregaon under serial No.BDR-2/185/2007 dated 9<sup>th</sup> January, 2007, the said Owners on having received the full consideration, have conveyed the said property unto and in favour of M/s. Shiv Shakti Builders and Developers subject to the claim of hutment dwellers in respect of the structures then standing on the said property.

- 3) Property Card Issued City Survey Officer, Goregoan , Mumbai Issued on 5/12/2019, mutation Entry No. 167 dated 03/05/2008 in the name of M/s Shiv Shakti Builders and Developers.
- 4) Search Report for 30 years Since 1946 to March 2021.

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 M/s Shiv Shakti Builders and Developers ( Following Owners/ Promoters/ Developers /Company ) is Clear , Marketable and the said plot is Mortgaged to ECL Finance Ltd.(ECL)for Construction Loan .(Separate sheet is attached herewith)

#### OWNERS OF THE LAND :-

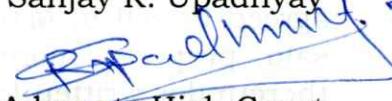
- (1) M/s Shiv Shakti Builders and Developers CTS NO. 19, 19/1 TO 67.
- (2) M/s Shiv Shakti Builders and Developers CTS NO. 20, 20/1TO 121.

The Report Reflecting the flow of the title of the M/s Shiv Shakti Builders and Developers (Owners/ Promoters/ Developers /Company ) on the said is enclosed herewith as annexure.

Encl:- Annexure

Dated this 11<sup>th</sup> Day of March, 2021.

Sanjay R. Upadhyay

  
Advocate High Court.

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ADVOCATE HIGH COURT  
2, Rajmani Upadhyay Niwas, Neinani Compound,  
Nivetiya Road, Malad (E), Mumbai- 400 097  
M.: 98336 67244 / 98695 11121

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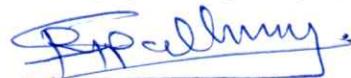
(Circular No.28 /2021)

### FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Card Issued City Survey Officer, Goregoan , Mumbai Issued on 5/12/2019,
- 2) mutation Entry No. 167 dated 03/05/2008 in the name of M/s Shiv Shakti Builders and Developers.
- 3) Search Report for 30 years Since 1946 to March 2021 Manual search report Of S.M.Sawant dated 9.06.2006 and also of searches taken on the computer and from the available register of Index II in the office of the concerned Sub -Registrar of Assurances (Borivali – 1,2,3,4,5,6,7,8 &9) I have taken search on computer wise Index II register Search from the year 2002 onward with respect to the Sub registrar Borivali E search of Index II register from 2002 onwards taken on the website of Department of Registration and Stamps, Government of Maharashtra,Pune [i.e.<http://www.igrmahrashtra.gov.in>]. I have paid the requisite earch fees vide online Receipt/ GRN No. MH012719554202021E dated 5/03/2021.
- 4) Mortgaged Deed duly Registered having Registration No. BRL-3/6142/2018 dated 11<sup>th</sup> June 2018 where in M/s Shivshakti Builders and Developers have Mortgaged the property to ECL Finance Ltd.(ECL)for Construction Loan. Index II annexed herewith.

Dated this 11<sup>th</sup> Day of March, 2021.

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