

654/KPM/2023

**FORMAT – A**

(Circular No: 28 /2021 Dated 08/03/2021)

To,

**Maharashtra Real Estate Regulatory Authority (MahaRERA),**

6<sup>th</sup> & 7<sup>th</sup> Floor, Housefin Bhuvan,  
Plot 'C' 21E – Block,  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai - 400 051.

**LEGAL TITLE REPORT**

**Sub:** Title Clearance Certificate in respect of:-

Land bearing Survey No.36 Hissa No.1 (Part) and Survey No.37 Hissa no.1 (Part) corresponding to C.T.S No.966A admeasuring 1417.8sq.mtrs; C.T.S No.966/1A admeasuring 121.4sq.mtrs; C.T.S No.966/2A admeasuring 27.0sq.mtrs aggregating to an area of 1566.2sq.mtrs along with the benefit of setback area of 107.8sq.mtrs bearing C.T.S No.966B as per the Property Register Card situated, lying and being at Village Dahisar, Taluka Borivali together with building known as "Krishna Kripa" consisting of Ground floor + four upper floors situated at Lokmanya Tilak Road, Dahisar (East), Mumbai 400 068 in the Registration District and Sub-District of Mumbai Suburban ("**the said property**").

A. We have investigated the title of the said property at the request of Skyla Developers LLP and the following documents i.e:-

**I. Description of the said Property:-**

Land bearing Survey No.36 Hissa No.1 (Part) and Survey No.37 Hissa no.1 (Part) corresponding to C.T.S No.966A admeasuring 1417.8sq.mtrs; C.T.S No.966/1A admeasuring 121.4sq.mtrs; C.T.S No.966/2A admeasuring 27.0sq.mtrs aggregating to an area of 1566.2sq.mtrs along with the benefit of setback area of 107.8sq.mtrs bearing C.T.S No.966B as per the Property Register Card situated, lying

and being at Village Dahisar, Taluka Borivali together with building known as "Krishna Kripa" consisting of Ground floor + four upper floors situated at Lokmanya Tilak Road, Dahisar (East), Mumbai 400 068 in the Registration District and Sub-District of Mumbai Suburban.

**II. Documents of title of the said Property:-**

The documents relating to the title of the said Property are listed in **Annexure "C"**.

**III. Property Registered Card:-**

We have perused the Property Registered Card. As per the Property Registered Card, Krishna-Kripa Co-operative Housing Society Limited is the Owner of the said property. The Property Registered Card does not reveal any encumbrances.

**IV. Search Report from the year 1982 to 2022:-**

We have perused Search Report dated 18<sup>th</sup> October 2022 of our Search Clerk, Mr. D. K. Patil who has taken searches at the Sub-Registrar of Bandra (Manual Index) from 1982 to 2022 (40 years), at Sub-Registrar of Mumbai (Manual Index) from 1982 to 2022 (40 years), at Sub-Registrar of Goregaon (Manual Index) from 1995 to 2022 (27 years) and at Sub-Registrar of Goregaon (Computerized Index) from 2005 to 2022 (17 Years), at Sub-Registrar of Borivali (Computerized Index) from 2002 to 2022 (21 years), at Sub-Registrar of Maghathane (Computerized Index) from 2009 to 2022 (14 years). The Search Report does not reveal any encumbrances on the said Property.

B. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property and subject to what is set out in the Title Report



dated 25<sup>th</sup> August 2023 issued by us, we are of the opinion that the title of Krishna-Kripa Co-operative Housing Society Limited in respect of the said property is clear and marketable free from all encumbrances and Skyla Developers LLP is entitled to redevelop the said property.

**Owner of the said Property:-**

Krishna-Kripa Co-operative Housing Society Limited –  
Owner of the said Property.

- C. There are no pending Suits/proceedings in respect of the title of the Society to the said property as mentioned in **Annexure 'B'**.
- D. The report reflecting the flow of the title of the Developer/Promoter to the said property is enclosed herewith as **Annexure "A"**.

For PRAVIN MEHTA AND MITHI & CO.,

A handwritten signature in black ink, appearing to read 'Pravin Mehta', is written over a horizontal line. Below the line, the word 'Partner' is printed, followed by three dots '...'.  
Partner ...

Place: Mumbai

Date: 25<sup>th</sup> August, 2023.

Encl:- Annexure 'A' - Flow of Title of the said Property.

Annexure 'B' - List of pending Suits, if any.

Annexure 'C' - Documents of Title of the said Property.

**ANNEXURE "A"**

**TITLE REPORT**

Under instructions of our client, Skyla Developers LLP, we have investigated the title of Krishna-Kripa Co-operative Housing Society Limited ("hereinafter referred to as "**the Society**") in respect of land bearing bearing Survey No.36 Hissa No.1 (Part) and Survey No.37 Hissa no.1 (Part) corresponding to C.T.S No.966A admeasuring 1417.8sq.mtrs; C.T.S No.966/1A admeasuring 121.4sq.mtrs; C.T.S No.966/2A admeasuring 27.0sq.mtrs aggregating to an area of 1566.2sq.mtrs along with the benefit of setback area of 107.8sq.mtrs bearing C.T.S No.966B as per the Property Register Card situated, lying and being at Village Dahisar, Taluka Borivali together with building known as "Krishna Kripa" consisting of Ground floor + four upper floors with entire built-up area situated at Lokmanya Tilak Road, Dahisar (East), Mumbai 400 068 in the Registration District and Sub-District of Mumbai Suburban (hereinafter referred to as "**the said Property**") and we submit our report, inter alia, as under:-

I. **DESCRIPTION OF THE SAID PROPERTY:-**

Land bearing Survey No.36 Hissa No.1 (Part) and Survey No.37 Hissa no.1 (Part) corresponding to C.T.S No.966A admeasuring 1417.8sq.mtrs; C.T.S No.966/1A admeasuring 121.4sq.mtrs; C.T.S No.966/2A admeasuring 27.0sq.mtrs aggregating to an area of 1566.2sq.mtrs along with the benefit of setback area of 107.8sq.mtrs bearing C.T.S No.966B as per the Property Register Card situated, lying and being at Village Dahisar, Taluka Borivali together with building known as "Krishna Kripa" consisting of Ground floor + four upper floors situated at Lokmanya Tilak Road, Dahisar (East), Mumbai 400 068 in the Registration District and Sub-District of Mumbai Suburban.

II. **INSTRUCTIONS:-**

Under instructions, our Search Clerk, Mr. D. K. Patil has taken searches in respect of the said Property. Our Search Clerk, Mr. D. K. Patil, has taken searches in the Office of Sub-Registrar of Assurances at Bandra, Mumbai, Goregaon, Borivali and Maghathane, from the year 1982 to 2022 and we have also caused issuance of Public Notice in the newspapers inviting claims from the Public.

III. **DEVOLUTION OF TITLE:-**

We have perused the documents of title provided by our client and the Search Report of the Search Clerk, Mr. D.K.Patil and we find as under:-

- (a) By a Deed of Conveyance dated 22<sup>nd</sup> February, 2005 executed between Mr.Popatlal Parmananddas Parekh, therein referred to as the Owner and Mr.Satish Jamnadas Dattani, the Builder therein referred to as the Developer of the One Part and Krishna-Kripa Co-operative Housing Society Limited, a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/WR/HSG (T.C.)/ 1732/85-86, the Society therein referred to as the Purchasers of the Other Part, the Society purchased and acquired the said Property from the said Owner for the consideration and on the terms and conditions more particularly set out therein.. The Deed of Conveyance is registered with the Sub-Registrar of Assurances under Serial No. BDR6-01226-2005.



- (b) The name of the Society is mutated in the Property Register Card as Owners in respect of the said Property.
- (c) There are 43 Members of the Society out of which 39 members are absolutely entitled to their respective flats and 4 members are absolutely entitled to their respective shops in the Building known as 'Krishna-Kripa' standing on the said Property.
- (d) The Members of the Society decided to redevelop the said Property through a Developer.
- (e) Various builders and developers submitted its Offer for redevelopment of the said Property to the Society. Our client submitted its Offer to the Society.
- (f) In the Special General Body Meeting of the Society held on 7<sup>th</sup> August 2022, all the Members of the Society decided to redevelop the said Property through our client.
- (g) By a Development Agreement dated 24<sup>th</sup> January, 2023 executed between the Society, all the 43 Members of the Society and our client, the Society has granted redevelopment rights in respect of the said Property in favour of our client for the consideration and on the terms and conditions more particularly set out therein. The Development Agreement is registered with the Sub-Registrar of Assurances on 9<sup>th</sup> February, 2023 under Serial No. BRL9-1871-2023.
- (h) By a Power of Attorney dated 8<sup>th</sup> January 2023, the Society has authorized our client and their Partners, (1) Mr.Sagar Vinod Pansuriya (2) Mr.Dilip Javer Gajria

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and (3) Mr.Bhavik Mahesh Pansuriya to do all the acts, deeds, matters and things for carrying out the redevelopment of the said Property. The Power of Attorney is registered with the Sub-Registrar of Assurances on 9<sup>th</sup> February, 2023 under Serial No. BRL9-1877-2023.

**IV. SEARCHES:-**

We have perused Search Report dated 18<sup>th</sup> October 2022 of our Search Clerk, Mr. D. K. Patil who has taken searches at the Sub-Registrar of Bandra (Manual Index) from 1982 to 2022 (40 years), at Sub-Registrar of Mumbai (Manual Index) from 1982 to 2022 (40 years), at Sub-Registrar of Goregaon (Manual Index) from 1995 to 2022 (27 years) and at Sub-Registrar of Goregaon (Computerized Index) from 2005 to 2022 (17 Years), at Sub-Registrar of Borivali (Computerized Index) from 2002 to 2022 (21 years), at Sub-Registrar of Maghathane (Computerized Index) from 2009 to 2022 (14 years). The Search Report does not reveal any encumbrances on the said Property.

**V. PUBLIC NOTICE:**

Under instructions of our client, we have issued the Public Notice issued in the newspapers in English language - Free Press Journal, Marathi Daily - Navshakti and Gujarati Daily - Janmabhoomi all on 29<sup>th</sup> September 2022, inviting claims from the public at large in respect of the said Property and we have not received any claim or objection in response the said Public Notices.

**TITLE REPORT**

Subject to whatever is set out hereinabove, we are of the opinion that the title of Krishna-Kripa Co-operative Housing Society Limited in respect of the said Property is clear and



marketable free from encumbrances and Skyla Developers LLP is entitled to redevelop the said Property in accordance with the terms and conditions of the Development Agreement and sanctioned Building Plans and permissions.

Dated this 25<sup>th</sup> day of August, 2023.

Yours faithfully,  
For PRAVIN MENTA AND MITHI & CO.,

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PARTNER

Housiey.com

ANNEXURE – "B"

THE LIST OF LITIGATIONS

NIL

Housiey.com

For PRAVIN MEHTA AND MITHI & CO.,



Partner

Place: Mumbai

Date: 25<sup>th</sup> August, 2023.

**ANNEXURE "C"**

**List of Documents relating to title  
of the said Property**

1. Deed of Conveyance dated 22<sup>nd</sup> February, 2005;
2. Search Report for 40 years from 1982 to 2022.
3. Development Agreement dated 24<sup>th</sup> January, 2023;
4. Power of Attorney dated 8<sup>th</sup> January 2023;

For PRAVIN MEHTA AND MITHI & CO.,

  
Partner

Place: Mumbai

Date: 25<sup>th</sup> August, 2023.