

ASHISH R. GHADGE

ADVOCATE HIGH COURT BOMBAY

Office : C/o. 06, 3rd Floor, 29, Rustam Bldg., Veer Nariman Road, Fort, Mumbai - 400 023.
Mobile : 9322591265/ 9768437777 • E-mail : joytoaashish@gmail.com

FORMAT A (CIRCULAR NO 28/2021)

LEGAL TITLE CERTIFICATE

Date: 30th March 2022

To,
MAHARERA

Sub: Title Clearance Certificate of Vini Developers to re-develop "ROSEBLOSSOM CO-OPERATIVE HOUSING SOCIETY LIMITED" situated on land bearing CTS. No.260/A (Part), and CTS No.262, 262/1 to 6 (Part), admeasuring 959.02 sq.mtrs or thereabouts as per common layout of the larger property, of Village: Mogra, Taluka: Andheri in the Registration District and Sub-District of Mumbai city and Mumbai Suburban situate, lying and being at Natwar Nagar, Road No.5, Jogeshwari (East), Mumbai-400060.

I have investigated the title of Vini Developer to re-dvelop "ROSEBLOSSOM CO-OPERATIVE HOUSING SOCIETY LIMITED" to the plot on which it is situated on the request of Vini Developer, a Partnership firm registered under the Indian Partnership act, 1932, having its address 101, Bhagwati Ashish Chsl, Road No.4, Natwar Nagar, Jogeshwari (E) Mumbai-400060 on following documents i.e.:-

1. Description of the property:- "ROSEBLOSSOM CO-OPERATIVE HOUSING SOCIETY LIMITED" situated on land bearing CTS No.260/A(Part), and CTS No.262, 262/1 to 6 (Part), admeasuring. 959.02 sq.mtrs or thereabouts as per common layout of the larger property, of Village: Mogra, Taluka: Andheri in the Registration District and Sub-District of Mumbai city and Mumbai Suburban situate, lying and being at Natwar Nagar, Road No.5, Jogeshwari (East), Mumbai- 400060.
2. The Documents of Allotment of Plot: -

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- i) Property Card vide Mutation Entry No.683 the name of Society i.e. ROSEBLOSSOM CO-OPERATIVE HOUSING SOCIETY LIMITED has been duly mutated on the Property Card issued in respect of the said property on 20/08/2021 by the City Survey Officer.
- ii) Deed of deemed Conveyance dated 19/11/2019 registered with the Sub-Registrar of Assurances at Andheri under Sr. No. BDR-18-15249 of 2019;
- iii) Letter dated 21/09/2020 addressed by Rite Developers to Hon'ble Secretary / Chairman, of ROSEBLOSSOM CO-OPERATIVE HOUSING SOCIETY LIMITED.
- iv) Development Agreement dated 30-12-2021 duly registered with the Sub-Registrar of Assurances at Andheri under Sr. No.BDR-18-18004 of 2021.
- v) Search report for 40 years from 1982 Till 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 Vini Developers to re-develop ROSEBLOSSOM CO-OPERATIVE HOUSING SOCIETY LIMITED, Society is clear, marketable and without any encumbrances subject to the original Deemed Conveyance being lost and untraceable in respect of which Police Complaint is lodged by the Society on 10/07/2021 subject to the same the said Vini Developers have authority and right to re-develop the said building situated on the said property or on their own and sell flats to prospective buyers after allotting flats to Society members.

3. Owners of the land: ROSEBLOSSOM CO-OPERATIVE HOUSING SOCIETY LIMITED, Society CTS No.262, 262/1 to 6 (Part), admeasuring. 959.02 sq.mtrs thereabouts

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Qualifying Comment: The Title of Vini Developers to re-develop the "ROSEBLOSSOM CO-OPERATIVE HOUSING SOCIETY LIMITED" is clear, marketable and without any encumbrances and Vini Developers have right to sell flats to prospective buyers after allotting flats to Society members subject to the original Deemed Conveyance dated 19/11/2019 being lost and untraceable in respect of which Police Complaint is lodged by the Society on 10/07/2021.

4. The report reflecting the flow of the Title of Vini Developers to redevelop the ROSEBLOSSOM CO-OPERATIVE HOUSING SOCIETY LIMITED on the said land is enclosed herewith as annexures.

Yours faithfully


(Ashish Ghadge)

Advocates For Vini Developers

Encl : Annexures.

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**FORMAT A
(CIRCULAR NO 28/2021)**

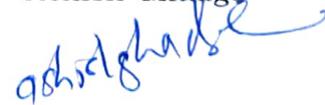
FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1. Property Card the name of the Society vide Mutation Entry No.683 the name of Society has been duly mutated on the Property Card issued in respect of the said property on 20/08/2021 by the City Survey Officer;
2. Deed of deemed Conveyance dated 19/11/2019 registered with the Sub- Registrar of Assurances at Andheri under Sr. No. BDR-18-15249 of 2019;
3. Letter dated 21/09/2020 addressed by Rite Developers to Hon'ble Secretary / Chairman, of ROSEBLOSSOM CO-OPERATIVE HOUSING SOCIETY LIMITED;
4. Development Agreement dated 30-12-2021 duly registered with the Sub- Registrar of Assurances at Andheri under Sr. No.BDR-18-18004 of 2021;
5. Search report for 40 years from 1982 Till 2021;
6. Litigation if any (No).

Date: 30/03/2022

Yours faithfully
Ashish Ghadge



Advocate
For Vini Developers