

AJIT O. UPADHYAY

B.COM, L.L.B

ADVOCATE, HIGH COURT

B-4, 213, Rajashree Shopping Center CHS Ltd., Opp. Station, Mira Road (East), Thane-401107, Email: upadhyayajeet@gmail.com , Mobile. 7977373989

FORMAT – A
(Circular No.:- 28/2021)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that the **Malad Sati Darshan Co-operative Housing Society Ltd.**, having one Building Structure consisting of (A) land admeasuring 1388 Sq. yards equivalent to 1151 square meters or thereabouts bearing Survey No. 371, Hissa No. 1 corresponding to C.T.S. Nos. 581A and 581A/1 and 2 and (B) land admeasuring 1675 square yards equivalent to 1390 square meters bearing, bearing C.T.S. Nos. 580 and 580/1 to 11 both situated at Village Malad South, Taluka Borivali in the Mumbai Suburban District lying being and situate at 95, Amarsi Road, Malad (West), Mumbai - 400064, (hereinafter referred as "**the said plot**").

I have investigated the title of the said plot on the request of **Malad Sati Darshan Co-operative Housing Society Ltd.** and following documents i.e.:-

1) **Description of the property:-** (A) land admeasuring 1388 Sq. yards equivalent to 1151 square meters or thereabouts bearing Survey No. 371, Hissa No. 1 corresponding to C.T.S. Nos. 581A and 581A/1 and 2 **AND** (B) land admeasuring 1675 square yards equivalent to 1390 square meters bearing, bearing C.T.S. Nos. 580 and 580/1 to 11 both situated at Village Malad South, Taluka Borivali in the Mumbai Suburban District lying being and situate at 95, Amarsi Road, Malad (West), Mumbai – 400064.

2) **The documents of allotment of plot:-** i) By virtue of **Deed of Conveyance** dated 30.03.1979 duly register with Sub-registrar and Assurance Bombay under serial no. BOM-S-938-1979 register on 30.03.1979 and 15.10.2013, executed in favour of Malad Sati Darshan CHS Ltd.

ii) By Virtue of 1) Agreement for Redevelopment dated 17th December, 2021 executed Between Malad Sati Darshan CHS Ltd as Society of the First part, Members as Confirming Party of Second part and **M/s. Goyal Sati Darshan LLP, as The Developer** of Third Part, duly registered under serial no. BRL-5-17892-2021 with Sub-registrar of Assurance Borivali and 2) Supplementary Agreement for Redevelopment dated 28.12.2021 executed between Malad Sati Darshan CHS Ltd as Society of the First part and **M/s. Goyal Sati Darshan LLP, as The Developer** of the Other part, duly registered under serial no. BRL7-10634-2021 with Sub-registrar of Assurance Borivali.

iii) By virtue of Facility Agreement cum Mortgage Deed dated 28.12.2021 executed amongst M/s. Goyal Sati Darshan LLP as Borrower of the First part, Mr. Pranay Goyal & Ors. as Co-Borrower of the Second Part, Malad Sati Darshan CHS Ltd. as Consenting party of the Third Part and **M/s. Prachay Capital Private Limited** as Lender of the Fourth Part, the Developer has availed project Loan by executing the said Mortgage Deed in favour of **M/s. Prachay Capital Private Limited**.

3) Property card issued by City Survey Office Malad, stand in name of Malad Sati Darshan CHS Ltd. dated 09.12.2016, mutation entry no. 849 dated 09.12.2016.

AJIT O. UPADHYAY

B.COM, L.L.B

ADVOCATE, HIGH COURT

B-4, 213, Rajashree Shopping Center CHS LTd., Opp. Station, Mira Road (East), Thane-401107, Email: upadhyayajeet@gmail.com , Mobile. 7977373989

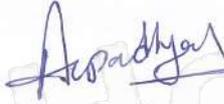
4) **Search report** for 30 years from 1992 to 2022 [30 years], search taken at sub-registrar Office at Mumbai and Bandra from 1992 to 2022 [30 years] and search in computer records of Sub-registrar office from 2002 to 2022 [18 years]

2) 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 **Malad Sati Darshan CHS Ltd.** is clear, marketable and without any encumbrances. The said Society Malad Sati Darshan CHS Ltd. is having ownership right of the Said Plot and M/s. **Goyal Sati Darshan LLP** is having Development right of the said plot by virtue of said Agreement for Redevelopment dated 17th December, 2021 and 2) Supplementary Agreement for Redevelopment dated 28.12.2021 AND By virtue of Facility Agreement cum Mortgage Deed dated 28.12.2021 **M/s. Prachay Capital Private Limited** have mortgage right until the repayment of Project Loan taken by the Developer by executing the said Mortgage Deed in favour of **M/s. Prachay Capital Private Limited.**

3. The report reflecting the flow of the title of the **Malad Sati Darshan Co-op. Hsg. Soc. Ltd.** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 28.05.2022



Ajit Upadhyay

AJIT O. UPADHYAY

Advocate High Court,

**B-4, 213, Rajashree Shopping Center
CHS Ltd., Opp. Railway Station,
Mira Road (East), Thane- 401107**

AJIT O. UPADHYAY

B.COM, L.L.B

ADVOCATE, HIGH COURT

B-4, 213, Rajashree Shopping Center CHS LTd., Opp. Station, Mira Road (East), Thane-401107, Email: upadhyayaajeet@gmail.com , Mobile. 7977373989

FORMAT – A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) **Description of the property:-** (A) land admeasuring 1388 Sq. yards equivalent to 1151 square meters or thereabouts bearing Survey No. 371, Hissa No. 1 corresponding to C.T.S. Nos. 581A and 581A/1 and 2 **AND** (B) land admeasuring 1675 square yards equivalent to 1390 square meters bearing, bearing C.T.S. Nos. 580 and 580/1 to 11 both situated at Village Malad South, Taluka Borivali in the Mumbai Suburban District lying being and situate at 95, Amarsi Road, Malad (West), Mumbai – 400064.

2) Property card issued by City Survey Office Malad stand in name of Malad Sati Darshan CHS Ltd. dated 09.12.2016, mutation entry no. 849 dated 09.12.2016.

3) **Search report** for 30 years from 1992 to 2022 [30 years], search taken at sub-registrar Office at Mumbai and Bandra from 1992 to 2022 [30 years] and search in computer records of Sub-registrar office from 2002 to 2022 [18 years]

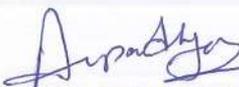
4) **The documents of allotment of plot:-** i) By virtue of **Deed of Conveyance** dated 30.03.1979 duly register with Sub-registrar and Assurance Bombay under serial no. BOM-S-938-1979 register on 30.03.1979 and 15.10.2013, executed in favour of **Malad Sati Darshan CHS Ltd.**

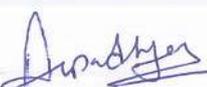
ii) By Virtue of 1) Agreement for Redevelopment dated 17th December, 2021 executed Between Malad Sati Darshan CHS Ltd as Society of the First part, Members as Confirming Party of Second part and **M/s. Goyal Sati Darshan LLP, as The Developer** of Third Part, duly registered under serial no. BRL-5-17892-2021 with Sub-registrar of Assurance Borivali and 2) Supplementary Agreement for Redevelopment dated 28.12.2021 executed between Malad Sati Darshan CHS Ltd as Society of the First part and **M/s. Goyal Sati Darshan LLP, as The Developer** of the Other part, duly registered under serial no. BRL7-10634-2021 with Sub-registrar of Assurance Borivali.

5) Any other relevant title: By virtue of Facility Agreement cum Mortgage Deed dated 28.12.2021 executed amongst M/s. Goyal Sati Darshan LLP as Borrower of the First part, Mr. Pranay Goyal & Ors. as Co-Borrower of the Second Part, Malad Sati Darshan CHS Ltd. as Consenting party of the Third Part and **M/s. Prachay Capital Private Limited** as Lender of the Fourth Part, the Developer has availed project Loan by executing the said Mortgage Deed in favour of **M/s. Prachay Capital Private Limited.**

6) Litigations if any: Not Applicable

Date: 28-05-2022


AJIT O. UPADHYAY
Advocate High Court,
B-4, 213, Rajashree Shopping Center
CHS Ltd., Opp. Railway Station,
Mira Road (East), Thane- 401107.


Ajit Upadhyay
(Advocate)