

Dhirendra D. Singh

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Advocate High Court

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Off: 103/104, Shri Ganesh Enclave CHS Ltd, Liberty Garden Cross Road No.3, Near Mehta Industrial Estate, Malad (W), Mumbai- 400 064

FORMAT – A

(Circular No:- 28 /2021)

To

MAHARERA

Bandra, Mumbai

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to ALL THAT piece and parcel of land or ground at Village Valnai, Taluka – Borivali, Greater Mumbai in the Registration District and Sub District of Mumbai City and Suburban in Greater Mumbai, area admeasuring 3848 .80 as per Property Card, Plot No. 65, CTS No. 307/8., within the limits of Municipal Corporation, P / North ' Ward and Street No.65, Relief Road, Mith Chalky, Malad (Wast), Mumbai- 400 064 (hereinafter referred as the "Said plot").

I have investigated the title of the said plot on the request of (M/S SHREEJI CONSTRUCTION, owner / promoter / developer) and following documents i.e. :-

- 1. Description of the property :** ALL THAT piece and parcel of land or ground at Village Valnai, Taluka – Borivali, Greater Mumbai in the Registration District and Sub District of Mumbai City and Suburban in Greater Mumbai, as per Property Card and as per physical survey admeasuring about 3848.80 square meter, Plot No. 65, CTS No. 307/8., within the limits of Municipal Corporation, P / North ' Ward and Street No.65, Relief Road, Malad (Wast), Mumbai- 400 064;
- 2. The documents of allotment of plot**

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- i. Deed of Conveyance dated 30th October 2011 duly registered 12th January 2012 with the Office of Sub-Registrar of Borivali no.2, under No. BDR-5/346/2012, executed by and between **PANKAJ CO-OPERATIVE HOUSING DEVELOPMENT SOCIETY Ltd**, therein referred to as **"THE VENDORS"** and **M/S. EVERSINE BUILDERS PVT. LTD** therein referred to as **"THE BUILDERS"** and **THE MALAD GANGA CO-OP. HSG. SOC. LTD**, therein referred to as **"PURCHASERS"** the said Vendors in confirmation with the said Builders, under the said registered Deed of Conveyance dt. 30th October 2011, sold, delivered, transferred, assigned and conveyed the said property together with 7 Buildings thereon being "A", "B", "C", "D", "E", "F" & "G" Wing unto the Malad Ganga Co-operative Housing Society Ltd;
- ii. Deed of Rectification dated 15th December 2011 duly registered 12th January 2012 with the Office of Sub-Registrar of Borivali no.2, under No. BDR-5/347/2012, executed by and between **PANKAJ CO-OPERATIVE HOUSING DEVELOPMENT SOCIETY Ltd**, therein referred to as **"THE VENDORS"** and **M/S. EVERSINE BUILDERS PVT. LTD** therein referred to as **"THE BUILDERS"** and **THE MALAD GANGA CO-OP. HSG. SOC. LTD**, therein referred to as **"PURCHASERS"**, only rectifying the area and CTS number .

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- iii. Redevelopment Agreement dated 28th October 2022 duly registered with the Sub-Registrar of Assurances at Borivali, Mumbai under serial No. BRL7/14601/2022, registered on 28-10-2022 (**hereinafter referred to as the said "DEVELOPMENT AGREEMENT"**) executed between **THE MALAD GANGA CO-OP. HSG. SOC. LTD**, of the One Part and **MEMBERS** of the Society of the Second Part and **M/s. SHREEJI CONSTRUCTION** of the other part, the said **THE MALAD GANGA CO-OP. HSG. SOC. LTD** and its members granted Redevelopment Right in respect of the property description thereof is given clause no.1 herein above unto **M/S Shreeji Constructions** on the terms and conditions more particularly recorded thereunder.
3. Certified Extract of Property Register Card issued by the City Survey Office, Valnai dated 9/3/2022 in the name of name of original owners being (1) Achyutkumar Shantilal Inamdar, (2) Harishkumar Shantilal Inamdar & (3) Devkichandra Shantilal Inamdar and disclosing and mutating **THE MALAD GANGA CO-OP. HSG. SOC. LTD** as leasee in respect of said plot ;
4. Search report for 30 years from Borivali, Goregaon, Bandra & Mumbai. from 1994 till 2023
5. On perusal of the abovementioned documents and all other relevant documents relating to title of the said plot I am of the opinion that though by virtue of said Deed of Conveyance dated 30th October 2011 duly registered with the Office of Sub-registrar of Borivali no.1 (Bandra), MSD, under No. BDR-5/346/2012, the **THE MALAD GANGA CO-OP. HSG. SOC. LTD** has acquired title to the said property having clear, marketable and without any encumbrances, but by virtue of Mutation Entry No. 346/2012 dated 18/01/2012, mutated in property register card on 09/03/2012, the name of **THE MALAD GANGA CO-OP. HSG. SOC. LTD** has been mutated as Leasee instead of Owner and accordingly **M/S SHREEJI CONSTRUCTION** in accordance with Redevelopment Agreement dated 26th October 2022 has Redevelopment Right in respect of development and constructions on the said plot of land

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Owners of the land

1. As per the Property card (1) Achyutkumar Shantilal Inamdar, (2) Harishkumar Shantilal Inamdar & (3) Devkichandra Shantilal Inamdar, are still the owners of Plot bearing CTS No.307/8.
2. As per the said registered Deed of Conveyance dated 30th October 2011, **THE MALAD GANGA CO-OP. HSG. SOC. LTD** appear to have acquired ownership right in the said plot bearing CTS no. 307/8

Qualifying comments / remarks if any

3. The report reflecting the flow of the title of the (M/S Shreeji Construction/ promoter/ developer / company) on the said plot is enclosed herewith as annexure. As per the property register card name of original owners (1) **Achyutkumar Shantilal Inamdar, (2) Harishkumar Shantilal Inamdar & (3) Devkichandra Shantilal Inamdar** still appearing in the property register card and not deleted, which according to me required to be deleted and replaced with the name of **THE MALAD GANGA CO-OP. HSG. SOC. LTD** as owners thereof in view of the said Deed of Conveyance dated 30th October 2011 and Rectification Deed dated 15th December 2011 and hence necessary application/appeal is required to be made before concerned Revenue Authorities. Recital clauses of said Deed of Conveyance dated 30th October 2011 r/w Mutation Entry dated 6th February 1978 appearing in the Property Register Card indicate that said plot was originally demised unto **Pankaj Co-operative Housing Society Ltd** by virtue of an Indenture of Lease dated 28th December 1975 duly registered under the Bombay Sub-Registry No. S-590 of 1976. Further perusal of said Deed of Conveyance dated 30th October 2011 shows that said Pankaj Co-operative Housing Society Ltd as per the terms and condition of said Indenture of Lease dated 28th December 1975 exercised its option to purchase the reversion of the Leasehold interest of the Owners whereby **Pankaj Co-operative Housing Society Ltd** acquired the reversion of the Leasehold interest of the Owners by virtue of Deed of Conveyance dated 6th August 1980 duly registered at Bombay Sub-Registry under no. S-1805 of 1984 whereby said **Pankaj Co-operative Housing Society Ltd** acquired ownership title to the said plot bearing CTS No.307/8 and subsequently by virtue of said registered Deed of Conveyance dated 30th October 2011 and registered Rectification Deed dated 15th December 2011, **THE MALAD GANGA CO-OP. HSG. SOC. LTD** has acquired ownership title to the said plot bearing CTS No.307/8. These remarks are based on said registered Deed of Conveyance dated 30th October 2011 and registered

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Rectification Deed dated 15th December 2011. However copy of registered Indenture of Lease dated 28th December 1975 and Deed of Conveyance dated 5th August 1980 is not furnished to me as the same is presently not available with M/S Shreeji Constructions and hence this title report is subject to confirmation that the said registered Indenture of Lease dated 28th December 1975 and Deed of Conveyance dated 5th August 1980 has been executed by the Original Owners.

Encl : Annexure

Advocate

Date:- 3rd November 2023

(stamp)

Housiey.com

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1. P.R. Card as on date of application for registration
2. Mutation Entry number 684 dated 9th March 2022 and further Mutation Entry dated 700 dated 22nd May 2022 name of **THE MALAD GANGA CO-OP. HSG. SOC. LTD** as leasee in respect of CTS no. 307/8 admeasuring 3848.40 Square meter
3. Search report for 30 days from Chandrakant Chavan (Search Clerk) Taken from Sub-registrar' office at Mumbai, Bandra & Goregaon having manual record and Goregaon & Borivali for computerized record from the year 1994 till the year 2023
4. Any other relevant title---- Not Applicable
5. Litigations if any--- Not Applicable

Date:-3RD November 2023

Advocate.



(stamp)