

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 1698.70 (One Thousand Six Hundred and Ninety Eight point Seventy) square meters (as per the PR Card) bearing Survey no. 31, Hissa no. 3, corresponding to CTS no. 383/E within the limits of Municipal Corporation, P / North ' Ward Sunder Lane, Off Marve Road, Orlem, Malad (West), Mumbai - 400 064 (hereinafter referred as the "Said plot").

We 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, area admeasuring 1698.70 (One Thousand Six Hundred and Ninety Eight point Seventy) square meters (as per the PR Card) bearing Survey no. 31, Hissa no. 3, corresponding to CTS no. 383/E within the limits of Municipal Corporation, P / North ' Ward Sunder Lane, Off Marve Road, Orlem, Malad (West), Mumbai - 400 064.
2. **The documents of allotment of plot**
 - i. Agreement dated 25th May 1978, executed between Narottam Damodar Chad (Original Owner) therein referred to as Vendor and Mr. Rajendra Ambalal Javeri, therein referred to as Purchaser.

- ii. Indenture of Conveyance being Deed of Unilateral Conveyance dated 17th August 2020, duly executed, and registered with the Joint Sub-Registrar at the office of Sub-Registrar of Assurances at Borivali 9, under serial no. BRL-9/4736 of 2020, Dr. Kishore Mande (the District Deputy Registrar, Co-operative Societies, Mumbai City (4) being the Competent Authority in exercise of the powers conferred to them under the section 5A of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.
 - iii. Deed of Rectification dated 24th March 2021, duly registered with the Joint Sub-Registrar at the office of Sub-Registrar of Assurances at Borivali 9 under serial no. BRL9-4443-2021,
 - iv. Mutation Entry No. 720 dated 18/01/2023.
 - v. Order dated 15/12/2022 bearing reference no. C/7A/LND/NAP/SRB-11474 passed Collector, Mumbai suburban District.
 - vi. Development Agreement dated 29th April 2024 duly executed, and registered with the Joint Sub-Registrar at the office of Sub-Registrar of Assurances at Borivali 7, under serial no. BRL-7/9237 of 2024
3. Certified Extract of Property Register Card issued by the City Survey Office, Valnai dated 18th January 2023 reflects as under

CTS No.	Name of Holder	Area in Square Meter
383/E	JAN VIKAS CO-OPERATIVE HOUSING SOCIETY LIMITED	1698.70

The Property Register Card in respect of the said property reflect the name of **JAN VIKAS CO-OPERATIVE HOUSING SOCIETY LIMITED**.

4. Search report for 30 years from Borivali, Goregaon, Bandra & Mumbai (Old Custom House) from the year 1996 till 2025 (30 Years)
5. On perusal of the abovementioned documents and all other relevant documents relating to title of the said plot We are of the opinion that by virtue of said Indenture of Conveyance being Deed of Unilateral Conveyance dated 17th August 2020, duly executed, and registered with the Joint Sub-Registrar at the office of Sub-Registrar of Assurances at Borivali 9, under serial no. BRL-9/4736 of 2020 r/w Deed of Rectification dated 24th March 2021, duly registered with the Joint Sub-Registrar at the office of Sub-Registrar of Assurances at Borivali 9 under serial no. BRL9-4443-2021 has acquired title to the said property having clear, marketable and without any encumbrances and accordingly **M/S SHREEJI CONSTRUCTION** in accordance with Development Agreement dated 29th April 2024 duly executed, and registered with the Joint Sub-Registrar at the office of Sub-Registrar of Assurances at Borivali 7, under serial no. BRL-7/9237 of 2024 in respect of development and constructions on the said plot of land.

Owners of the land

1. As per the Property Card **JAN VIKAS CO-OPERATIVE HOUSING SOCIETY LIMITED is the owner of the land**
2. As per the said Registered Indenture of conveyance being Deed of Unilateral Conveyance dated 17th August 2020 r/w Registered Deed of Rectification dated 24th March 2021, said **JAN VIKAS CO-OPERATIVE HOUSING SOCIETY LIMITED** 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 (M/S Shreeji Construction/ promoter/ developer / company) on the said plot is enclosed herewith as annexure.

BHATI ASSOCIATE
Advocates, High Court

8879161658

(Correspondence only on suburb office please)

Encl : Annexure

Date:- 5th February 2025



Advocate

BHATI ASSOCIATES
LEGAL EXPERTISE

321, 3rd Floor, Dhreej Heritage Commercial
Building, Santacruz (W), Mumbai-400 054.

Office: Office No.321, 3rd Floor, Dheeraj Heritage Comm, S.V. Road, Milan Subway, Santacruz (West), Mumbai 400 054.

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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
1. Mutation Entry No. 720 dated 18/01/2023 reflecting the name of **JAN VIKAS CO-OP. HSG. SOC. LTD** as Owner/Holder in respect of plot bearing CTS no. 383/E, village : Valnai admeasuring 1698.70 (One Thousand Six Hundred and Ninety Eight point Seventy) square meters (*as per the PR Card*)
2. Search report for 30 days from Sagar Sakpal (Search Clerk) Taken from Sub-registrar' office at Mumbai, Bandra & Goregaon having manual record and Goregaon & Borivali for computerized record from the year 1996 till the year 2025
3. Any other relevant title ---- Not Applicable
4. Litigations if any --- NIL

Date: -5th February 2025



Advocate

BHATI ASSOCIATES
LEGAL EXPERTISE

321, 3rd Floor, Dhreej Heritage Commercial
Building, Santacruz (W), Mumbai-400 054.