

# SHILPA GONDALIA

Advocate High Court

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Contact: (M) 98 92 11 27 72.

Add.: C-002, Kusumbharti Co-operative Housing Society Ltd., Dattapada Road, Borivali (East) Mumbai 400 066.

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FORMAT-A  
(Circular No. 28/2021 dated 08/03/2021)

To  
MahaRERA

## LEGAL TITLE REPORT

**Sub:** Title clearance certificate with respect to plot of land adm. 1529.60 sq. mtrs. and 1683.90 as per Property Card bearing CTS No. 756(B) of village Malad, Taluka Borivali Mumbai Suburban District situated at Mamlatdar wadi Extension Road, Malad (West) Mumbai 400064, (hereinafter referred as the 'said plot').

I have investigated the title of the said plot on request of Downtown Lifespaces LLP. (the Developer) and following documents i.e.:

1) Description of the property -:

All that piece and parcel of land adm. 1529.60 sq. mtrs. and 1683.90 as per Property Card bearing CTS NO. 756(B), lying and being at village Malad, Taluka Borivali Mumbai Suburban District.

2) The documents of allotment of plot.

3) ~~7/12 extract~~ or Property Registry Card issued by CTS Office dated 2/12/2019 ~~mutation entry~~

4) Search report for about 60 years from 1962 till 2021.

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of promoter is clear, marketable and without any encumbrances.

Owners of the land

1) Jay Kiran Mandir Co-operative Housing Society CTS/C.S. No. 756(B)

Qualifying comments/remarks if any .....

2) Developers of the Land Downtown Lifespaces LLP

The report reflecting the flow of the title of the Promoter on the said Plot is enclosed herewith as annexure.

Encl.: Annexure.

Date: 02/01/2024.

Advocate

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## FLOW OF THE TITLE OF THE SAID PLOT

1. The Jay Kiran Mandir Co-op. Housing Society LTD. a registered Co-operative Housing Society registered under Maharashtra Co-Operative Societies Act, 1960 bearing Registration No. BOM/HSG/3878/72 (hereinafter referred to as "**the said Society**") are the owners of and well and sufficiently entitled to an Immovable property being All that piece and parcel of land bearing Plot No. 8 of Liberty Garden Housing Colony Scheme No. II, admeasuring 1529.60 sq. mtrs. and 1683.90 as per Property Card bearing survey no. 498, Hissa No. 14 (part) and CTS No. 756(B), of Village Malad (North), Taluka Borivali, MSD alongwith the building structure standing thereon known as "Jay Kiran Mandir", consists of three wings viz; A and B wings having Ground plus Four upper floors consisting of 40 flats & C wing having Ground plus one upper floor consisting of 4 flats (hereinafter referred to as "**the said Property**").
2. Vide a Registered Indenture of Conveyance dated 17<sup>th</sup> March, 1973, duly registered on 22nd April, 2013 under Sr. No. 1213/2/73 before the Sub-Registrar of Assurance, Mumbai, said Badhruddin Esmail Maladwala (being the Vendors therein) and M/s. Liberty Investment being the (being the Sub Vendors therein) with the consent and confirmation of Mr. Rasiklal Jagannath Dave (being the confirming party therein) sold, granted, assigned and conveyed all their right, title and interest in the said land alongwith the said building jointly referred to as "**the Said Property**", to the said Society for a consideration and on the terms and conditions recorded therein. By virtue thereof the said Society became owners of and well and sufficiently entitled to the said property.
3. However, the name of the said Society is not yet mutated in the Property Registry Card.
4. Since the Building/s of the said Society were old and in dilapidated conditions, the said Society alongwith its members had unanimously decided to re-develop the buildings of the said Society and appoint a Developer for the said purpose.

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- i. Subsequently, the said Society has appointed a Builder/Developer namely; M/s. Downtown Lifespaces LLP., a Limited Liability Partnership firm registered under the Limited Liability Partnership Act, 2008 and having its principal place of business at 7th Floor, Jet Prime, Suren Road, Near Western Express Highway, Andheri – Kurla Road, Andheri (East), Mumbai - 400 093, ((hereinafter referred to as 'the said Developer') vide a Registered Development Agreement dated 30/01/2023 registered under No. BRL-9-1243-2023 for re-development of the said property on the terms and conditions more particularly recorded therein. The said Society has also executed a registered Power of Attorney dated 30/01/2023 in favor of the nominees of the said Developer registered with Sub Registrar of Assurances under BRL-9-1250-2023 for carrying out various works associated with the redevelopment of the said property.

Sr. No.

- 1) ~~7/12-extract~~ /P.R. Card of CTS No. 756 (B): Mutation of Jay Kiran Mandir CHSL name on PR card is under process as on date of application for registration.
- 2) ~~Mutation Entry No-~~
- 3) Search report for 60 years from 1962 till 2021 Taken from Sub-Registrar' of Assurances at Bandra & Borivali 1 to 8 .
- 4) Any other relevant title. No
- 5) Litigations if any. No

Date :02/01/2024.

**SHILPA GONDALIA**  
Advocate High Court  
C-002, Kusumbharti Co-Op. Hsg. Soc. Ltd.  
Dattapada Road, Borivali (East),  
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Advocate.