



*P. Hari*

B. Com., (HONS), L.L.B. PGD-HRD., BM., IMP-EX  
ADVOCATE, HIGH COURT

**"LEGAL POINT"**  
- Enduring Legal Expertise -

**FORMAT - A**

To,  
MahaRERA.

**LEGAL TITLE REPORT**

Sub : Title Clearance Certificate in respect of free-hold lands or grounds bearing C.T.S. Nos. 471/1 to 5, 476/1 to 14 [currently bearing CTS Nos. 471/A, 471/B, 476/A & 476/B], in aggregate admeasuring 1,192.80 sq. mtrs., of Revenue Village - Malad [South], Taluka - Borivali, Mumbai Suburban District.

As per the instructions of Sadguru R. Kreepa Developers, having address at B/501, Shimoni Building, Malavia Road, Vile Parle (East), Mumbai - 400 057, I have investigated the title of the abovesaid properties, based on the documents described hereunder:-

1) **Description of property:-**

C.T.S. Nos. 471/1 to 5, 476/1 to 14 [currently bearing CTS Nos. 471/A, 471/B, 476/A & 476/B], in aggregate admeasuring 1,192.80 sq. mtrs., of Revenue Village - Malad [South], Taluka - Borivali, Mumbai Suburban District.

a) **The document pertaining to the title of the abovesaid property:-**

- i) Duly registered Agreement of Joint Venture dated 30<sup>th</sup> December 2004, made and entered into by and between Shri. Laxmichand Hirji Gala, as the Owner of the First Part

and Smt. Jasmina Pravin Chheda, as the First Promoter of the Second Part, Shri. Kunthesh Pravin Chheda, as the Second Promoter of the Third Part, Shri. Harish Manshi Visharia, as the Third Promoter of the Fourth Part and Smt. Urmila Harish Visharia, as the Fourth Promoter of the Fifth Part.

ii) Duly registered Deed of Retirement dated 23<sup>rd</sup> December 2020, the said (1) Shri. Dipesh Laxmichand Gala, (2) Shri. Laxmichand Hirji Gala, (3) Smt. Jasmina Pravin Chheda & (4) Shri. Kunthesh Pravin Chheda, withdrew or retired from the said Joint Venture, leaving behind the abovesaid Shri. Harish Manshi Visharia & Smt. Urmila Harish Visharia, as the continuing members of the said Joint Venture.

iii) Mutation Entry No. 11

- b) Property Cards issued by City Survey Office, Village – Malad [South].
- c) Title Certificate dated 20<sup>th</sup> April 2021 issued by Adv. P. Hari and Search Report dated 20<sup>th</sup> April 2021, issued by Adv. Amit Parekh.
- d) Name in the Property Card : Shri. Laxmichand Hirji Gala.

On the perusal of the abovementioned documents and all other relevant documents relating to the title of the abovesaid property, I am of the opinion that the title in respect of the abovesaid properties, are clear and marketable and without any encumbrances.





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- Enduring Legal Expertise -

-3-

**Owner of Properties Hereinabove, As Per Property Cards:-**

Shri. Laxmichand Hirji Gala.

Bhayandar,

21<sup>st</sup> March 2024.

*P. Hari*  
**P. HARI**  
(ADVOCATE HIGH COURT)  
G/2/A, Komal Tower,  
Patel Nagar, Bhayandar (W),  
Dist. Thane Pin - 401 101

Encl.:-

- 1) Copy of Title Certificate dated 20<sup>th</sup> April 2021.
- 2) Property Cards.



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Bhayandar,

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**Certificate of Title**

I am instructed by one **Sadguru R. Kreepa Developers**, an entity of joint venture, presently consisting of one Shri. Harish Manshi Visharia & Smt. Urmila H. Visharia, as the members of the said joint venture, having address at B/501, Shimoni Building, Malavia Road, Vile Parle (East), Mumbai – 400 057 [**“Joint Venture / Association Of Persons / AOP”**], to give my report on title in respect of the properties which are described hereunder:-

- 1) Originally, Shri. Laxmichand Hirji Gala was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces and parcels of free-hold lands or grounds bearing C.T.S. Nos. 471/1 to 5, 476/1 to 14 [currently bearing CTS Nos. 471/A, 471/B, 476/A & 476/B], in aggregate admeasuring 1,192.80 sq. mtrs., of Revenue Village – Malad [South], Taluka – Borivali, Mumbai Suburban District, hereinafter referred to as **“The Said Land”**, which originally consisted of 4 nos. structures known as **“Hirji Narshi Chawl”**, hereinafter referred to as **“The Said Chawl/Structure”**
- 2) The Said Land and the Said Structure which are more particularly described in the **Schedule** written hereunder are hereinafter collectively referred to as **“The Said Property”**.
- 3) The Said Chawl originally consisted of 23 nos. tenements, which were in occupation by 23 nos. monthly tenants.

- 4) By and vide a duly registered Agreement of Joint Venture dated 30<sup>th</sup> December 2004 [**“Joint Venture Agreement”**], made and entered into by and between the abovesaid Shri. Laxmichand Hirji Gala, as the Owner of the First Part and Smt. Jasmina Pravin Chheda, as the First Promoter of the Second Part, Shri. Kunthesh Pravin Chheda, as the Second Promoter of the Third Part, Shri. Harish Manshi Visharia, as the Third Promoter of the Fourth Part and Smt. Urmila Harish Visharia, as the Fourth Promoter of the Fifth Part, inter-alia, the said Shri. Laxmichand Hirji Gala had brought the Said Property in the said Joint Venture with the intent and purpose of carrying out the re-development work of the Said Property by demolishing the Said Chawl in the name and style as Sadguru R. Kreepa Developers, at and on the terms and conditions and for consideration, which are more particularly described in the said Joint Venture Agreement.
- 5) Subsequent to the execution of the said Joint Venture Agreement, the said Joint Venture after obtaining all necessary sanctions and permissions and also demolishing the Said Chawl, has constructed a building in a portion of the Said Land, which is known as **“Navkar Building”**.
- 6) The Joint Venture has constructed the said Navkar Building for the purpose of re-locating and re-habilitating the tenants of the Said Chawl, on what is known as “Ownership Basis” and accordingly, the tenants of the Said Chawl are re-located and re-habilitated in the Navkar Building.
- 7) The said Joint Venture has entered separate and individual agreements with the original tenants of the Said Chawl in respect of the Permanent Alternate Accommodation to be handed over to each of the original tenants of the Said Chawl in the New Building.





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-3-

- 8) In the Agreement For Permanent Alternate Accommodation entered into by the said Joint Venture with each of the original tenants of the Said Chawl, it is expressly and specifically disclosed and provided as under:-

*“The Developer shall be entitled to make such changes, additions, alterations, variations and modifications in plans of construction of the new building as it may desire for making such additional construction and/or fully utilizing potential of the said property and the Tenant hereby irrevocably and expressly consents to the same.”*

- 9) The owners of the premises of the Navkar Building have also formed and registered a co-operative housing society under the provisions of The Maharashtra Co-operative Society Act 1960 & Rules 1961, in the name and style as Navkar Co-Op. Hsg. Soc. Ltd. [**“The Said Society”**].

- 10) By and vide a duly registered Deed of Retirement dated 23<sup>rd</sup> December 2020, the (1) Shri. Dipesh Laxmichand Gala, (2) Shri. Laxmichand Hirji Gala, (3) Smt. Jasmina Pravin Chheda & (4) Shri. Kunthesh Pravin Chheda, withdrew or retired from the said Joint Venture, leaving behind the abovesaid Shri, Harish Manshi Visharia & Smt. Urmila Harish Visharia, as the continuing members of the said Joint Venture.

- 11) Prior to the execution of the abovesaid Deed of Retirement dated 23<sup>rd</sup> December 2020, the abovesaid Shri. Laxmichand Hirji Gala had also made and executed a duly registered an Irrevocable Power of Attorney dated 19<sup>th</sup> November 2020 [Regn. No. BRL-9-8641-2020] in favour of





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-5-

to me as aforesaid, in my opinion, the title of the Said Land is clear and marketable and free from all encumbrances of whatsoever nature and further that in my opinion the said Joint Venture is entitled to avail the balance potential of the Said Land and carry out the development work of the same.

**THE SCHEDULE HEREINABOVE REFERRED TO**

**ALL THOSE PIECES AND PARCLES** of free-hold lands or grounds bearing C.T.S. Nos. 471/1 to 5, 476/1 to 14 [currently bearing CTS Nos. 471/A, 471/B, 476/A & 476/B], in aggregate admeasuring 1,192.80 sq. mtrs., of Revenue Village – Malad [South], Taluka – Borivali, Mumbai Suburban District.

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(Advocate, High Court, Bombay)

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Dist. Thane Pin - 401 101

Bhayandar,

21<sup>st</sup> March 2024.

**N.B.:-**

I am enrolled as an advocate with Bar Council of Maharashtra & Goa [Regn. No. MAH/1594/1993].