

**FORMAT A****CIRCULAR NO. 28/2021****To****Maha RERA****Housefin Bhavan,****Near Reserve Bank of India, E Block,****Bandra Kurla Complex, Bandra East,****Mumbai-400051****LEGAL TITLE REPORT**

Sub: Title Clearance Certificate with respect to all that piece and parcel of plot of land bearing C.T.S. NO. 1112, 1112/1 to 127, Village-Kandivali, M.G. Cross Road No1, Sai Nagar, Kandivali West, Mumbai-400067, admeasuring 6134.30 sq. Meters total plot area, upon which the project **SHIVANI RUDRAM** is being constructed. The said plot is situated at Revenue Village Kandivali, Taluka Borivali and District Mumbai.

On or toward the North by: C.T.S. No 1110

On or toward the South by: C.T.S. No 1113

On or toward the East by: C.T.S. No 1110(Road)

On or toward the West by: Ram Krishna School

(Hereinafter referred to as 'the said plot').

On request of M/s Shivani Builders & Developers, a partnership firm registered under the provisions of Indian Partnership Act, 1932 having its Registered office at Flat 104, 1st Floor, A Wing, Aadeshwar Krupa, Opp Bank of India, Mira Road East, Thane- 401107, (Hereinafter referred to as "the Developer"), I have investigated the title of the said plot.



1) Description of the Plot.

- a) All That piece and parcel of plot of land admeasuring about 6134.30 Sq.mtrs, bearing CTS No. 1112, 1112/1 to 127, Village- Kandivali, M.G. Cross Road No1, Sai Nagar, Kandivali West, Mumbai-400067 .

2) The documents of allotment of Plot

- I. Conveyance Deed Dated: 14/02/2011 document bearing No. Vadar16-1476-2011 registered with Sub Registered of Assurance Borivali 7, between said 1) Narayan Janardhan Naik, 2) Mr. Shashikant Janardhan Naik, 3) Mrs. Mangala Gangaram Patankar, 4a) Mr. Damodar Bhau Kawle, 4b) Mr. Manohar Damodar Kawle, 4c) Mrs. Archita Ashok Mande, 4d) Mrs. Kadambari Kishor Parte, 4e) Mr. Uday Damodar Kawle, 5) Mrs. Aruna Dyandeo Goghale, 6) Mrs. Trupti Chandrakant Matekar, 7) Mrs. Sangita Shankar Dhuri, 8a) Mrs. Vanita Phati Gurav, 8b) Mr. vasudeo Krishna Popkar, 8c) Mrs. Savita Shrikant Sudrik, 8d) Mrs. Pramila Prakash Sadekar, 8e) Mrs. Pranita Prakash Naik has assigned Ownership rights of the Said Land in favour of M/s Shivani Builders and Developers a partnership firm, at and on the terms and conditions and for considerations which are more particularly described in the said Conveyance Deed.
- II. Power of Attorney Dt. 14/02/2011 is also registered with Sub Registered of Assurance Borivali 7 under Sr.No. Vadar16-1480-2011.



- III. Conveyance cum Surrender Deed Dated: 16/03/2012 document bearing No. Vadar11-02106-2012 registered with Sub Registered of Assurance Borivali 5, between said Mrs Rajini B. Pandya has assigned Ownership rights of the Said Land in favour of M/s Shivani Builders and Developers a partnership firm, at and on the terms and conditions and for considerations which are more particularly described in the said Conveyance Deed.
- IV. Surrender of Lease Cum Transfer Deed dated: 11/11/2016 is registered with Sub Registered of Assurance Borivali 5 under Sr.No. BRL 5-11610-2016, between 1) Mrs. Nanda Praduman Thaker and 2) Mrs Jagruti Sagar Katkade surrender their lease right in favour of M/s Shivani Builders and Developers.

3) 7 /'12 extracts with mutation entry.

4) Search report for from 1994 till 22/03/2025.

- I. 2/ - On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property pertaining to the aforesaid property and CERTIFY that in my opinion the title in view of M/s Shivani Builders and Developers become solely entitled to carry out development in the said land.

And deal with the construction area thereon, the land is freehold private land and there have been no changes in the tenure of the land and the title of the land is clear, marketable and without ant encumbrances



Owners of the land

1. **M/s Shivani Builders and Developers**, bearing C.T.S. NO. 1112, 1112/1 to 127, Village- Kandivali, M.G. Cross Road No1, Sai Nagar, Kandivali West, Mumbai-400067, admeasuring 6134.30 sq. Meters lying being and situate at Revenue village Kandivali, Taluka Borivali & District Mumbai.

2) Qualifying comments/remarks if any...

- i. In view of the aforesaid the said firm M/s Shivani Builders and Developers entitled to the said property as absolute owner thereof and continue to be in possession of the said Property and are implementing a slum scheme on the said Property. The Annexure II for the Slum Scheme on the said Property was issued by the Additional Collector on 23rd April 2015. There are total 204 Slum Dweller situated on the said plot out of which 111 slums dwellers are held as “ Eligible”, 49 Slum dwellers are held as non-eligible and 44 are held as Undecided. .

3/- The report reflecting the flow of the title of the Owner on the said land is enclosed herewith as annexure.

Encl: Annexure.

SWAPNIL GAWDE

Bsclt. GDCA. LL. B

ADVOCATE



☎ 9167244335

☎ 8286971351

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(CIRCULAR- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 / 12 extract
- 2) Search report from 1994 till 22/03/2025.
- 4) Any other relevant title.
- 5) Litigations if any NO.

Date: 24/03/2025

Housiey.com

SWAPNIL D. GAWDE

ADVOCATE HIGH COURT

(MAH / 12603 / 2021)

35/745, Adarsh Nagar, Prabhadevi

Mumbai - 400 030.

Mob.: 9167244335

**FLOW OF TITLE OF THE SAID PROPERTY**

This is to certify that I have investigated the title in respect of land bearing C.T.S. NO. 1112, 1112/1 to 127, Village- Kandivali, M.G. Cross Road No1, Sai Nagar, Kandivali West, Mumbai-400067, admeasuring 6134.30 sq. Meters total plot area, upon which the project **SHIVANI RUDRAM** is being constructed. The said plot is situated at Revenue Village Kandivali, Taluka Borivali and District Mumbai and have to state as hereunder.

1. Originally, Mr. Raghu Raul Naik @ Ragho Atmaram Tulaskar (herein after referred as "Mr. Raghu"), was the owner of the property admeasuring 1 Acre and 20 Gunthas equivalent to 6134. 30Sq.Mtrs along with structures standing thereon bearing Survey No 164B, Hissa No 1, CTS No 1112 and 1112/1 to 127 of village Kandivali, Borivali, Sai Nagar, Mumbai-400067 (Hereinafter referred to as "The Said Plot").
2. The said Raghu Raul Naik @ Ragho Atmaram Tulaskar died interstate on dated 14/02/1963 leaving behind his daughter Sakhubai Janardan Naik as his only heir and legal representative and upon his demises the said Sakhubai Janardan Naik became the sole and absolute owner of the said property and whose name is appearing in the 7/12 Extract of the said property as an absolute owner thereof.



3. The said Sakhubai Janardan Naik died on 11/10/1987 at Mumbai leaving behind her two sons namely 1) Narayan Janardan Naik 2) Shashikant Janardhan Naik and six daughters namely 1) Mangala Gangaram Patankar, 2) Trupati Chandrakant Matekar, 3) Malini Damodar Kawle, 4) Aruna Dyandeo Ghogle, 5) Pirta Krishna Popkar and 6) Sangita Shankar Dhuri, out of the said six daughters, two daughters namely 1) Malini Damodar Kawle died interstate on 30th January, 2006 leaving behind a) Mr. Damodar Bhau Kawle, b) Mr. Manohar Damodar Kawle, c) Mrs. Archita Ashok Mande, d) Mrs. Kadambari Kishor Parte, e) Mr. Uday Damodar Kawle as her only heirs and legal representative and Pirta Krishna Popkar died interstate on 15th November, 2003 leaving behind a) Mrs. Vanita Phati Gurav, b) Mr. vasudeo Krishna Popkar, c) Mrs. Savita Shrikant Sudrik, d) Mrs. Pramila Prakash Sadekar, e) Mrs. Pranita Prakash Naik as her only heirs and legal representatives.
4. Conveyance Deed Dated: 14/02/2011 document bearing No. Vadar16-1476-2011 registered with Sub Registered of Assurance Borivali 7, between said 1) Narayan Janardhan Naik, 2) Mr. Shashikant Janardhan Naik, 3) Mrs. Mangala Gangaram Patankar, 4a) Mr. Damodar Bhau Kawle, 4b) Mr. Manohar Damodar Kawle, 4c) Mrs. Archita Ashok Mande, 4d) Mrs. Kadambari Kishor Parte, 4e) Mr. Uday Damodar Kawle, 5) Mrs. Aruna Dyandeo Goghale, 6) Mrs. Trupti Chandrakant Matekar, 7) Mrs. Sangita Shankar Dhuri, 8a) Mrs. Vanita Phati Gurav, 8b) Mr. vasudeo Krishna Popkar, 8c) Mrs. Savita Shrikant Sudrik, 8d) Mrs. Pramila Prakash Sadekar, 8e) Mrs. Pranita Prakash Naik has assigned Ownership rights of the Said Land in favour of M/s Shivani Builders and Developers a partnership firm, at



and on the terms and conditions and for considerations which are more particularly described in the said Conveyance Deed.

5. Power of Attorney Dt. 14/02/2011 is also registered with Sub Registered of Assurance Borivali 7 under Sr.No. Vadar16-1480-2011.
6. Conveyance cum Surrender Deed Dated: 16/03/2012 document bearing No. Vadar11-02106-2012 registered with Sub Registered of Assurance Borivali 5, between said Mrs Rajini B. Pandya has assigned Ownership rights of the Said Land in favour of M/s Shivani Builders and Developers a partnership firm, at and on the terms and conditions and for considerations which are more particularly described in the said Conveyance Deed.
7. Part of the Property admeasuring about 5307 sqmtrs is declared as a slum by the Additional Collector on 23rd April 2015. There are total 204 Slum Dweller situated on the said plot out of which 111 slums dwellers are held as "Eligible", 49 Slum dwellers are held as non-eligible and 44 are held as Undecided.
8. The Said Slum Dwellers had formed society in the name of Shri Gajanan Co-operative Housing Society (hereinafter referred to as The Said Society).
9. Surrender of Lease Cum Transfer Deed dated: 11/11/2016 is registered with Sub Registered of Assurance Borivali 5 under Sr.No. BRL 5-11610-2016, between 1) Mrs. Nanda Praduman Thaker and 2) Mrs Jagruti Sagar Katkade surrender their lease right in favour of M/s Shivani Builders and Developers.



10. Letter of Intent came to be issued on 4th December 2015 by the Slum Rehabilitation Authority for implementing of Slum Rehabilitation Scheme on the said Property on the terms and condition set out therein.
11. The Slum Rehabilitation Authority has vide Revised Letter of Intent dated 20th June 2022, principally approved the conversation of the Slum Rehabilitation Scheme on the said Property for Joint Development with Non Slum Plot and on other terms and conditions as more particular stated therein.
12. The Firm has also obtained the Intimation of Approval for Sale Building on 8th August 2023.
13. The Firm has obtained the Commencement Certificate for Rehab Building till Plinth level including top slab basement bearing no SRA/ENG/3296/RS/PL/AP
14. That even though this document Is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that:
 - i. Of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12 and 8A extract copies of the property, documents submitted to me.



- ii. That there have been no amendments or changes in the 7/12 and 8A extract copies of the said documents examined by me.
- iii. The accuracy and completeness of all the factual representations made in the documents.
- iv. The above referred Conveyance Deed, Partnership Deed are genuine and not fabricated or forged or cancelled and are still valid legal and subsisting.

On the whole from the search taken online and, On the basis, and inspection of documents produced before me and the information provided by the Owner that the said property are not subject matter of any suit/litigation in any court of law in India, Revenue Department or the documents examined by me, considering the above facts that the said documents are genuine and not fabricated or forged and not cancelled. Subject to what is stated above without prejudice in my opinion the title of the Owner in respect of the said property are admeasuring 6134.30 sq. meters bearing C.T.S. NO. 1112, 1112/1 to 127, Village- Kandivali, M.G. Cross Road No1, Sai Nagar, Kandivali West, Mumbai-400067, admeasuring 6134.30 sq. Meters total plot area lying being and situate at Revenue village Kandivali, Taluka Borivali & District Mumbai, are absolute clear and marketable free from all encumbrances and reasonable doubts.

SWAPNIL GAWDE

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ADVOCATE



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Yours Faithfully



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