

SANJAY MISHRA

Advocate

FORMAT -A
(Circular No 28/2021)

To,
Maharashtra Real Estate Regulatory Authority
Bandra (East), Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to all that Piece and Parcel of Land bearing CTS No. 628 (pt) , 628 (6) to (10) of Revenue Village Malad -south, C.T.S.O. – Malad, Taluka – Borivali, District – Mumbai Suburban District and having area of 1893 Sq.meters in aggregate located in Municipal **Ward – P-North.**(herein after referred to as said “land/property”)

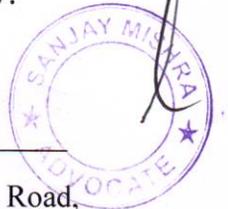
I have investigated the title the said land / property on request of my client *viz.* **JKD ENGINEERS AND INFRASTRUCTURE PRIVATE LIMITED**, in respect of the subject property under redevelopment owned by Malad Apartment Co-op housing Society Limited and on the basis of documents furnished on that behalf which are specified herein below:

Office No.7, Teekay's Shopping Center, Readymoney Mansion, 43 Veer Nariman Road, Fort, Mumbai – 400 001.

Suburb Office: 11, Neelyog Samruddhi Tower, Khot Kuwa Road, Malad East,

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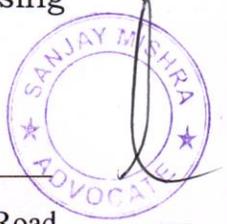
DOCUMENTS FURNISHED

1. Description of Property:

All Piece and Parcel of Land bearing No. 628 (pt) , 628 (6) to (10) of Revenue Village- Malad -south, C.T.S.O. – Malad, Taluka – Borivali, District – Mumbai Suburban District and having area of 1893 square meters or thereabouts in aggregate and premises being building thereon and located in Municipal Ward – P-North.

2. The Documents of Allotment of Plot :

- a. An Indenture of conveyance dated 30th April 1966 executed and registered under Serial No.1595 of 1966 with the office of Sub-registrar of Assurances at Bombay executed between Mr. Loknath Hemraj Kandelwal and Mrs. Mohinidevi Shivkaran Khandelwal as the Vendors therein , Mr. Omprakash Parasrampuria as first confirming party therein Mr. Ratanlal Parasrampuria as second confirming party therein and as Purchasers therein Malad Apartment Co-operative Housing Society Limited.



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- b. An Identure dated 7th April 1967 registered under serial number 1556/1967 made and executed between M/s Malad Apartment Co-op Housing Society Limited as Mortgagors therein and The Maharashtra Co-operative Housing Finance Society Limited as mortgagee therein
- c. Reconveyance Deed, dated 23rd July, 2020, registered with the office of the Sub-Registrar of Assurances at Borivali, Mumbai, under Serial No. 3819 of 2020, executed between Maharashtra State Co-operative Housing Finance Corporation Limited (therein referred to as the Mortgagor) and Malad Apartment Co-operative Housing Society Limited (the Mortgagee);

3. Property Cards of property.

4. Search Report for 40 years :

- a. My client has also handed over Search Report dated 18.07.2022, issued by Mr. Tushar B. Ghadigaonkar for 40 years from 1983 to 2022.
- b. Public Notices Published dated 16th April, 2022 in (1) The Free Press Journal (English) and (2) Nav shakti and on 24/4/2023 in news paper (1) Free Press Journal and (2) Nav Shakti.

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5. DEVELOPMENT RIGHTS ;

My clients has handed over to me a copy of Development agreement dated 25th May 2023 registered under serial number BRL-6/10615/ 2023 as executed between M/s Malad Apartment Co-op Housing Society Limited , Members of Malad Apartment Co-op Housing Society Limited and M/s JKD ENGINEERS AND INFRASTRUCTURE PRIVATE LIMITED.

On Perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of MALAD APARTMENT CO-OP HOUSING SOCIETY LIMITED in clear , marketable and without any encumbrances.

(1) OWNERS OF LAND : MALAD APARTMENT CO-OP HOUSING SOCIETY LIMITED.

CTS no - 628 (pt) - Part of 3316 Sq.mts -

CTS no - 628 (6) - 13.10 Sq.mts

CTS no - 628 (7) - 10.60 Sq.mts

CTS no - 628 (8) - 15.00 Sq.mts

CTS no - 628 (9) - 15.00 Sq.mts

CTS no - 628 (10) - 134.80 Sq.mts



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Of village – malad south , Taluka – Boarivali , Mumbai suburban District.

(2) QUALIFYING COMMENTS / REMARKS if any ... :

REMARKS ...

1. Based on the documents provided and setout herein, according to me the title of the property owned by " MALAD APARTMENT Co-operative Society Limited" bearing (Regn. No. BOM/HSG-1070 of 18/11/1965) having address at 337, Anad Road , Malad West , Mumbai 400064 located in Municipal Ward – P-North is clear, marketable and free from encumbrances and M/s. JKD Engineers and Infrastructure Pvt. Ltd. have been appointed as the Developer to redevelop of the said property.
2. I, therefore, certify that my client **M/S. JKD ENGINEERS AND INFRASTRUCTURE PRIVATE LIMITED**, having address as mentioned hereinabove, are well and sufficiently entitled to carry out the redevelopment of the said property more particularly

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described in the **SCHEDULE** in terms of Development Agreement dated 25th May 2023 registered under serial number BRL-6/10615/ 2023 and as per Letter dated 22/11/2024, addressed by the owners to me there are - Nil - Litigation Pending / persisting on captioned land / property .

Place: Mumbai

Date : 22nd November, 2024



Sanjay S. Mishra
Advocate



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TITLE FLOW

I have perused the abovementioned documents pertaining to all that Piece and Parcel of Land bearing CTS No. 628 (pt) , 628 (6) to (10) of Revenue Village Malad -south, C.T.S.O. – Malad, Taluka – Borivali, District – Mumbai Suburban District and having area of 1893 Sq.meters in aggregate located in Municipal **Ward – P-North** and I have also perused concerned land records in respect of the aforesaid property, on going through the same, it hereby stated as follows:

- a. An Indenture of Conveyance dated 30th April, 1966, was executed and registered under Serial No.1595 of 1966 with the office of Sub-registrar of Assurances at Bombay, between Mr. Loknath Hemraj Kandelwal and Mrs. Mohinidevi Shivkaran Khandelwal (therein collectively referred to as the Vendors), Mr. Omprakash Parasrampurua (therein referred to as the First Confirming Party), Mr. Ratanlal Parasrampurua the promoter of Malad Apartment Co-operative Housing Society Limited (therein referred to as the Second Confirming Party) and Malad Apartment Co-operative Housing Society Limited (therein

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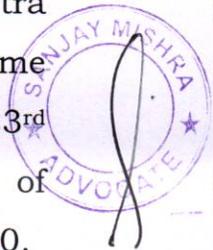
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referred to as the Purchaser), whereby the vendors and confirming parties therein, assured all their right, title and interest with regards to the said land, in favour of the Purchaser therein being Malad Apartment Co-operative Housing Society Limited.

b. Thereafter, the said Malad Apartment Co-operative Housing Society Limited entered into an Indenture of Mortgage dated 7th April, 1967, registered under Serial No. 1556 of 1967, with the office of Sub-Registrar of Assurances, at Bombay, executed between the society (therein referred to as the Mortgagor) and Maharashtra State Co-operative Housing Finance Corporation Limited whereby the said society mortgaged the subject property on such terms and conditions as more specifically set out therein.

c. The said society repaid the loan advanced by Maharashtra State Co-operative Housing Finance Corporation and the same was assured and confirmed by a Reconveyance Deed, dated 23rd July, 2020, registered with the office of the Sub-Registrar of Assurances at Borivali, Mumbai, under Serial No. 3819 of 2020.



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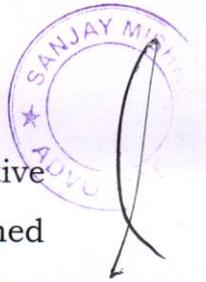
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d. In furtherance thereto, I have also caused to publish a Public Notices dated 16th April, 2022 in (1) The Free Press Journal (English) and (2) Nav shakti and on 24/4/2023 in news paper (1) Free Press Journal and (2) Nav Shakti on behalf of my clients M/s JKD Engineers & Infrastructure Pvt. Ltd., calling upon any person's having any claim, right, title or interest to the said property or any part thereof or in any of the flats and/or premises in the Building by way of sale, exchange, transfer, mortgage, charge, lien, encumbrance, gift, release, exchange, easement, right, covenant and condition, trust, attachment, lease pendance, inheritance, possession, tenancy, lease /sub lease or any rights in such other forms as more particularly set out therein. I have, however, not received any claim or objection of whatsoever nature from any person or party in response to the said Public Notices.

I, therefore, certify that my client Malad Apartment Co-operative Housing Society Limited, having address as mentioned hereinabove, are the owners of the said property and they have a clear and marketable title to the property as described and my



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client *viz.* **JKD ENGINEERS AND INFRASTRUCTURE PRIVATE LIMITED** has development rights in respect of the same.

Place: Mumbai
Date :22nd November, 2024



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