



MEHTA & CO.
ADVOCATES AND SOLICITORS

FORMAT -A
(Circular No. 28 / 2021)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to Old C.T.S. Nos. 68, 68/1 to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26 73, 73/1 to 14 and 74, 74/1 to 17 and now bearing New C.T.S. Nos. 68, 69 and 72, aggregately admeasuring 3217.80 Square Meters or thereabouts of Village Majas, Taluka-Andheri, Mumbai Suburban District (hereinafter referred as “the said Plots”).

We have investigated the title of the said Plot on the request of Triumph Builders LLP and perused the following documents i.e.:-

1) Description of the Plots:-

Land bearing Old C.T.S. Nos. 68, 68/1 to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26 73, 73/1 to 14 and 74, 74/1 to 17 and now bearing New C.T.S. Nos. 68, 69 and 72, of Village Majas, Taluka-Andheri, Mumbai Suburban District, situated at Jogeshwari-Vikhori Link Road, Jogeshwari (East), Mumbai-400 060.

2) The documents of allotment of Plots:

- (i) Copy of a Deed of Conveyance dated 21st November, 2006, made between Mrs. Vimala Lalmani Saroj (Vendor) and M/s. Aishwarya Light Construction Co. (Purchaser).
- (ii) Copy of the Confirmation Deed dated 14th December, 2009, made between Mrs. Vimala Lalmani Saroj (Vendor) and M/s. Aishwarya Light Construction Co. (Purchaser), registered with the Sub-Registrar of Assurances, Andheri (2) at Mumbai, under Serial No. BDR-4/11709/2009.
- (iii) Copy of a Deed of Conveyance dated 3rd July, 2006, made between Mrs. Leelan Anant Tambe (Vendor) and M/s. Aishwarya Light Construction Co. (Purchaser).
- (iv) Copy of the Confirmation Deed dated 9th February, 2008, made between Mrs. Leelan Anant Tambe (Vendor) and M/s. Aishwarya Light Construction Co. (Purchaser), registered with the Sub-Registrar of Assurances, Andheri (4) at Mumbai, under Serial No. BDR-15/4735/2008.
- (v) Copy of a Deed of Conveyance dated 13th August, 2007, made between Mrs. Pramila Shrikant Mahajan and Mrs. Sulochana Ghartu Naik (Vendors) and M/s. Aishwarya Light Construction Co. (Purchaser).

- (vi) Copy of the Confirmation Deed dated 31st March, 2008, made between Mrs. Pramila Shrikant Mahajan and Mrs. Sulochana Ghartu Naik (Vendors) and M/s. Aishwarya Light Construction Co. (Purchaser), registered with the Sub-Registrar of Assurances, Andheri (4) at Mumbai, under Serial No. BDR-15/4734/2008.
- (vii) Copy of a Deed of Conveyance dated 14th September, 2006, made between Mrs. Sudamadevi Jamuna Singh (Vendor) and M/s. Aishwarya Light Construction Co. (Purchaser).
- (viii) Copy of the Confirmation Deed dated 5th August, 2008, made between Mrs. Sudamadevi Jamuna Singh (Vendor) and M/s. Aishwarya Light Construction Co. (Purchaser), registered with the Sub-Registrar of Assurances, Andheri (2) at Mumbai, under Serial No. BDR-4/7040/2008.
- (ix) Copy of the Agreement for Sale dated 29th December, 2020, registered with the Joint Sub-Registrar of Assurances at Andheri, Mumbai, under Serial No. BDR-18/1136/2021, made between M/s. Aishwarya Light Construction Co. (Vendor), Aishwarya Konshila Buildcon LLP (Confirming Party) and Shiv Shruti Developer LLP (Purchaser).
- (x) Copy of the Deed of Rectification dated 29th June, 2021, registered with the Joint Sub-Registrar of Assurances at Andheri, Mumbai, under Serial No. BDR-18/8232/2021, made between M/s. Aishwarya Light Construction Co. (Vendor), Aishwarya Konshila Buildcon LLP (Confirming Party) and Shiv Shruti Developer LLP (Purchaser).
- (xi) Copy of an Order bearing No. LN 3A/N. Bhu. Majas Part-3/ Amalgamation/S. R. 59/2022 dated 3rd February, 2022, passed by the Collector, Land Records, MSD.
- (xii) Copy of the Deed of Surrender dated 2nd January 2023, registered with the Sub-Registrar of Assurances, Andheri-6 at Mumbai, under Serial No. BDR-17/14/2023, made between Mr. Manishkumar Anilkumar Dubey, Mr. Jiteshkumar Anilkumar Dubey and Ms. Priya Anilkumar Dubey (Party of the First Part), Mr. Ramesh Ramprasad Yadav (Party of the Second Part), M/s. Aishwarya Light Construction Company (Party of the Third Part) and Shiv Shruti Developer LLP (Party of the Fourth Part).
- 3) Digitally signed Property Cards issued by City Survey Officer, Andheri, Mumbai.
- 4) Search Reports dated 2nd June, 2022 and 7th February 2023.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot we are of the opinion that the title of the following Owner/Promoter is clear, marketable and without any encumbrances.

supplied to us is complete, accurate and not misleading;

The Report reflecting the flow of the title of the Owner and Promoter on the said Plot is enclosed herewith as Annexure.

Encl: Annexure.

Date: 07.02.2023

M/s. Mehta & Co.
Advocates & Solicitors

Proprietor

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Owners of the Plot

M/s. Aishwarya Light Construction Co.

Promoter of the Plot

Shiv Shruti Developer LLP

Qualifying comments/remarks if any:

- (a) We have caused to issue Public Notices in local Newspapers viz. Free Press Journal in English language and Navshakti in Marathi language on 23rd July, 2020. We have not received any claim or objection in response to the said Public Notices issued in the News Papers.
- (b) We have relied on the aforesaid Search Reports, after assuming the same to be true, accurate and not misleading. The search conducted at the office of the Sub-Registrar at Mumbai and Bandra are subject to the availability of records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being torn and mutilated. We also disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being not uploaded or improperly uploaded on the official Website of the Department of Registration & Stamps, Government of Maharashtra viz. <https://esearchigr.maharashtra.gov.in>.
- (c) Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Plot.
- (d) We are not qualified to and have not independently verified the area of the said Plot and have referred to and retained the admeasurements as we have found them in various documents.
- (e) We express no view about zoning/user/reservations/FSI or developability of the said Plot.
- (f) For the purpose of this Legal Title Report, we have assumed:
- (i) The legal capacity of all natural persons, genuineness of all signatures and authenticity of all documents submitted to us as photocopies;
 - (ii) That the photocopies provided to us are accurate photocopies of the originals;
 - (iii) That all documents have been adequately stamped and duly registered, as required in law;
 - (iv) The accuracy and completeness of the factual representations made in the documents;
 - (v) Each document binds the parties intended to be bound thereby.
 - (vi) All information, including the photocopies of documents,





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FLOW OF THE TITLE OF THE SAID PLOT

- (i) By a Deed of Conveyance dated 21st November, 2006, made between Mrs. Vimala Lalmani Saroj (Vendor) and M/s. Aishwarya Light Construction Co. (Purchaser), Mrs. Vimala Lalmani Saroj sold, transferred, conveyed and assigned CTS Nos. 68, 68/1 to 20 (hereinafter referred to as "1st Plot") unto and in favour of M/s. Aishwarya Light Construction Co.
- (ii) The said Deed of Conveyance dated 21st November, 2006 was not registered under the Registration Act, 1908 and therefore Mrs. Vimala Lalmani Saroj executed the Confirmation Deed dated 14th December, 2009 with M/s. Aishwarya Light Construction Co., *inter alia*, confirming the execution of the said Deed of Conveyance dated 21st November, 2006 and receipt of full consideration thereunder from M/s. Aishwarya Light Construction Co. The said Confirmation Deed, annexing therewith the said Original Deed of Conveyance dated 21st November, 2006 is registered with the Sub-Registrar of Assurances, Andheri (2) at Mumbai, under Serial No. BDR-4/11790/2009 on 18th December, 2009.
- (iii) By a Deed of Conveyance dated 3rd July, 2006, made between Mrs. Leelan Anant Tambe (Vendor) and M/s. Aishwarya Light Construction Co. (Purchaser), Mrs. Leelan Anant Tambe sold, transferred, conveyed and assigned CTS Nos. 69, 71, 71/1 to 38, 72, 72/1 to 26 and 74, 74/1 to 17 (hereinafter referred to as "2nd Plot"), unto and in favour of M/s. Aishwarya Light Construction Co.
- (iv) The said Deed of Conveyance dated 3rd July, 2006 was not registered under the Registration Act, 1908 and therefore Mrs. Leelan Anant Tambe executed the Confirmation Deed dated 9th February, 2008 with M/s. Aishwarya Light Construction Co., *inter alia*, confirming the execution of the said Deed of Conveyance dated 3rd July, 2006 and receipt of full consideration thereunder from M/s. Aishwarya Light Construction Co. The said Confirmation Deed, annexing therewith the said Original Deed of Conveyance dated 3rd July, 2006 is registered with the Sub-Registrar of Assurances, Andheri (4) at Mumbai, under Serial No. BDR-15/4735/2008.
- (v) By a Deed of Conveyance dated 13th August, 2007, made between Mrs. Pramila Shrikant Mahajan and Mrs. Sulochana Ghartu Naik (Vendors) and M/s. Aishwarya Light Construction Co. (Purchaser), Mrs. Pramila Shrikant Mahajan and Mrs. Sulochana Ghartu Naik sold, transferred, conveyed and assigned CTS Nos. 70, 70/1 to 70/26 (hereinafter referred to as "3rd Plot") unto and in favour of the Vendor herein, at or

for the consideration and on the terms and conditions more particularly stated therein.

- (vi) The said Deed of Conveyance dated 13th August, 2007 was not registered under the Registration Act, 1908 and therefore Mrs. Pramila Shrikant Mahajan and Mrs. Sulochana Ghartu Naik executed the Confirmation Deed dated 31st March, 2008 with M/s. Aishwarya Light Construction Co., *inter alia*, confirming the execution of the said Deed of Conveyance dated 13th August, 2007 and receipt of full consideration thereunder from M/s. Aishwarya Light Construction Co. The said Confirmation Deed, annexing therewith the said Original Deed of Conveyance dated 13th August, 2007 is registered with the Sub-Registrar of Assurances, Andheri (4) at Mumbai, under Serial No. BDR-15/4734/2008.
- (vii) By a Deed of Conveyance dated 14th September, 2006, made between Mrs. Sudamadevi Jamuna Singh (Vendor) and M/s. Aishwarya Light Construction Co. (Purchaser), Mrs. Sudamadevi Jamuna Singh sold, transferred, conveyed and assigned CTS Nos. 73, 73/1 to 73/14 (hereinafter referred to as "4th Plot") unto and in favour of M/s. Aishwarya Light Construction Co.
- (viii) The said Deed of Conveyance dated 14th September, 2006 was not registered under the Registration Act, 1908 and therefore Mrs. Sudamadevi Jamuna Singh executed the Confirmation Deed dated 5th August, 2008 with M/s. Aishwarya Light Construction Co., *inter alia*, confirming the execution of the said Deed of Conveyance dated 14th September, 2006 and receipt of full consideration thereunder from M/s. Aishwarya Light Construction Co. The said Confirmation Deed, annexing therewith the said Original Deed of Conveyance dated 14th September, 2006 is registered with the Sub-Registrar of Assurances, Andheri (2) at Mumbai, under Serial No. BDR-4/7040/2008.
- (ix) By an Agreement for Sale dated 29th December, 2020, registered with the Joint Sub-Registrar of Assurances at Andheri, Mumbai, under Serial No. BDR-18/1136/2021, made between M/s. Aishwarya Light Construction Co. (Vendor), Aishwarya Konshila Buildcon LLP (Confirming Party) and Shiv Shruti Developer LLP (Purchaser), M/s. Aishwarya Light Construction Co. with the consent and confirmation of Aishwarya Konshila Buildcon LLP, agreed to sell and transfer the 1st Plot, 2nd Plot, 3rd Plot and 4th Plot unto and in favour of Shiv Shruti Developer LLP.
- (x) By the Deed of Rectification dated 29th June, 2021, registered with the Joint Sub-Registrar of Assurances at Andheri, Mumbai, under Serial No. BDR-18/8232/2021, made between M/s. Aishwarya Light Construction Co. (Vendor), Aishwarya Konshila Buildcon LLP (Confirming Party) and Shiv Shruti Developer LLP (Purchaser), certain

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clauses of the said Agreement for Sale dated 29th December, 2020, were corrected and modified.

- (xi) By an Order bearing No. LN 3A/N. Bhu. Majas Part-3/ Amalgamation/S. R. 59/2022 dated 3rd February, 2022, the Collector, Land Records, MSD, amalgamated the 1st Plot and allotted New C.T.S. No.68 and also amalgamated 3rd Plot and 4th Plot and allotted the New C.T.S. No. 72, while retaining the C.T.S. No. 69 unaffected.
- (xii) By a Deed of Surrender dated 2nd January 2023, registered with the Sub-Registrar of Assurances, Andheri-6 at Mumbai, under Serial No. BDR-17/14/2023, made between Mr. Manishkumar Anilkumar Dubey, Mr. Jiteshkumar Anilkumar Dubey and Ms. Priya Anilkumar Dubey (Party of the First Part), Mr. Ramesh Ramprasad Yadav (Party of the Second Part), M/s. Aishwarya Light Construction Company (Party of the Third Part) and Shiv Shruti Developer LLP (Party of the Fourth Part), Mr. Manishkumar Anilkumar Dubey, Mr. Jiteshkumar Anilkumar Dubey and Ms. Priya Anilkumar Dubey, with the consent and confirmation of Mr. Ramesh Ramprasad Yadav, surrendered, gave up and relinquished all their purported leasehold rights, title and interests in respect of part of the 2nd Plot, which was alleged and claimed by their Grand-Father Shri Lalbahadur Mathuraprasad Dubey, unto and in favour of M/S. Aishwarya Light Construction Company, to the benefit of Shiv Shruti Developer LLP.

Sr. No.

- 1) Digitally signed Property Cards of New C.T.S. Nos. 68, 69 & 72.
- 2) Search Reports dated 2nd June, 2022 and 7th February 2023 for 40 years, for the search taken from Sub-Registrar office at Mumbai and Bandra, including on the official Website of the Department of Registration & Stamps, Government of Maharashtra, <https://esearchigr.maharashtra.gov.in>.
- 3) Any other relevant title: Nil
- 4) Litigations if any: Nil

Date: 07.02.2022

M/s. Mehta & Co.
Advocates & Solicitors


Proprietor