

# *Bhavin R. Bhatia*

*B.Com., LL.B.*

**ADVOCATE, HIGH COURT**

**(BRB Legal)**

**Chamber at :**

Room No. 58-D, 5th Floor, Alii Chambers, Tamrind Street, Off. N. M. Road, Fort, Mumbai - 400 023.

**Mailing Address for Correspondence :**

101/102/103, Samosaran, Plot No. 103, 5th Road, Jawahar Nagar, Goregaon (West), Mumbai - 400 104.

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## FORMAT – A

(Circular No: - 28/ 2021)

To  
MahaRERA  
6th & 7th Floor,  
Housefin Bhavan,  
Plot No: C - 21, E - Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai -400051.

## **LEGAL TITLE REPORT**

Sub: Title Clearance Certificate with respect to All that piece or parcel of land plot of leasehold land of area admeasuring 755.97 square meters or there about together with then existing building standing thereon known as 'Hitendra Dhamm' (now demolished) in the society known as Hitendra Dhamm Shabha Co-operative Housing Society Limited occupied by various members situated at New Shastri Nagar Road No. 1, MHADA layout, Goregaon (West), Mumbai- 400 104 bearing Survey No. 161, Part E, and C.T.S No.217 (part) of Village Pahadi Goregaon, Taluka Borivali within the registration District and Subdistrict of Mumbai Suburban. (For brevity's sake hereinafter to as the said "Property/Plot").

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I have investigated the title of the said plot on the request of My Client **M/s. CRYSTAL CONSTRUCTION COMPANY**, a Partnership Firm, having its Office at 702, A-2, Shubham Centre, Chakala Square, Andheri- Kurla Road, Andheri (East), Mumbai-400 099 through its partner Mr. Shaukat Ali Khan (said Developer/s/ **M/s. CRYSTAL CONSTRUCTION COMPANY**) and following documents i.e. :-

- 1) Description of Property

- 2) Copy of Indenture of Lease dated 03/08/1977 duly registered with the Sub-registrar of Assurance bearing registration no. BOM./S/1285/1977
- 3) Copy of Deed of Sale dated 03/08/1977 duly registered with the Sub-registrar of assurance bearing registration no. BOM./S/1287/1977
- 4) Development Agreement dated 05/02/2021 duly registered with the office of sub registrar of assurance bearing registration no. BRL-4/2050/2021.
- 5) Power of Attorney registered with the office of Sub-Registrar of Assurance bearing registration no. BRL-4/2051/2021 dated 05/02/2021.
- 6) DP Remark
- 7) Court Order of the Hon'ble High Court of Bombay
- 8) IOD and Work Commencement Certificate issued by Municipal Corporation of Greater Mumbai.
- 9) Copy of PR Card issued by Revenue Authority dated - NA, Mutation Entry no. – Not Inserted.
- 10) Search Report

2/- 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 the society viz. **HITENDRA DHAMM SHABHA CO-OPERATIVE HOUSING SOCIETY LIMITED (said Society)** is clear, marketable and without any encumbrance and my clients M/s. **CRYSTAL CONSTRUCTION COMPANY** said Developers are holding Development rights and subject to whatever is stated in title report same are clear, marketable and free from reasonable doubts.

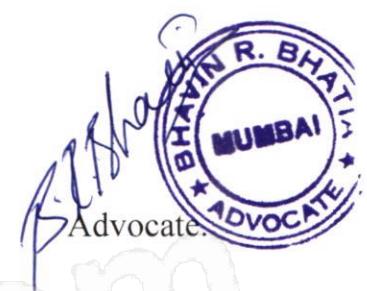
Owners of the land

- (1) City Survey No.217 (Part) is MHADA (now Lessor).

(2) Said Society is the Lessee of the said plot and Owner of then Existing Building standing thereon (now demolished).

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

Encl: Annexure.



Date: 04/11/2022

(Stamp)

FORMAT – A

(Circular No: - 28/ 2021)

**FLOW OF THE TITLE OF THE SAID LAND.**

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry No. - Not inserted
- 3) Search report from 1975 to 2022 taken from Sub-Registrar office at Mumbai & Bandra and from 2002 to 2022 from Borivali, Kandivali & Goregaon Sub-Registrar office no. 1 to 9.
- 4) Any other relevant title.
- 5) Litigations if any:

Sr No.	Particulars
1.	Suit No. 1093 of 2015 in the Hon'ble High Court of Bombay.
2.	Appeal No. U-10 to U-17 of 2022 in the Hon'ble Maharashtra Real Estate Appellate Tribunal

Date: 04/11/2022

Advocate.



(Stamp)