

To

**The MahaRERA**

Housefin Bhavan,  
Plot No. C-21, E-Block,  
Bandra-Kurla Complex,  
Bandra (East),  
Mumbai 400 051.

## LEGAL TITLE REPORT

Sub.: Title Clearance Certificate with respect to property **FIRSTLY** bearing CTS No. 811 admeasuring 461 Sq. Mtrs. and **SECONDLY** bearing CTS Nos. 812 and 812/1 to 12 collectively admeasuring 379.60 Sq. Mtrs. of Village: Vile Parle, Taluka: Andheri, District: Mumbai Suburban within the Registration District Mumbai City and Suburban District situated at Tanaji Malusare Marg, Vile Parle (West), Mumbai 400 056 (Collectively "the Property").

We have investigated the title of the Property on the request of the Owner and the Promoter **M/S GODSHALWAR PROJECT CONSULTANTS & DEVELOPERS**, a sole proprietary concern of **RAJENDRA PUNDLIKRAO GODSHALWAR** and the following documents i.e.:

**(A) Description of the Property:**

**FIRSTLY** CTS No. 811 admeasuring 461 Sq. Mtrs. and **SECONDLY** CTS Nos. 812 and 812/1 to 12 collectively admeasuring 379.60 Sq. Mtrs. of Village: Vile Parle, Taluka: Andheri, District: Mumbai Suburban within the Registration District Mumbai City and Suburban District situated at Tanaji Malusare Marg, Vile Parle (West), Mumbai 400 056.

**(B) The documents of allotment of the Property:**

Deed of Conveyance dated 30<sup>th</sup> December, 2007 between Smt. Joana Angelo Gowria & Ors. And M/s Godshalwar Project Consultants & Developers, a sole proprietary concern of Rajendra Pundlikrao Godshalwar, registered with the office of the Sub-Registrar of Assurances at Mumbai under No. BDR-15-2750-2008 on 1<sup>st</sup> April, 2008.

**(C) Property Register Card:**

Latest Property Register Card issued by the office of the City Survey & Land Records, Mumbai City.



**(D) Search Report:**

Search Report for 40 years from the year 1983 to 2022.

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

1. Owner of the Property : **M/s Godshalwar Project Consultants & Developers, Prop. Rajendra Pundlikrao Godshalwar.**
2. Qualifying comments/ remarks, if any : NIL

The report reflecting the flow of title of the Owner and the Promoter on the Property is enclosed herewith as **Annexure "A"**.

Encl.: Annexure "A"

Date: 13<sup>th</sup> July, 2022

  
**KADAM & COMPANY**  
Advocates



ANNEXURE "A"

Report reflecting the flow of the title of the Owner and the Promoter

Re: Property **FIRSTLY** bearing CTS No. 811 admeasuring 461 Sq. Mtrs. and **SECONDLY** bearing CTS Nos. 812 and 812/1 to 12 collectively admeasuring 379.60 Sq. Mtrs. of Village: Vile Parle, Taluka: Andheri, District: Mumbai Suburban within the Registration District Mumbai City and Suburban District situated at Tanaji Malusare Marg, Vile Parle (West), Mumbai 400 056 (Collectively "**the Property**").

1. For the purpose of this Report, we have relied on:

- (a) Copy of document of Allotment of Property.
- (b) Search Report dated 14<sup>th</sup> June, 2022;
- (c) Public Notices issued in the newspapers Navshakti (Marathi) and Free Press Journal (English) both dated 11<sup>th</sup> June, 2022;
- (d) Property Register Card; and
- (e) Information provided by the Owner and the Promoter.

2. Flow of Title as reflected in the documents of Allotment of Property, Search Report and entries in the Property Register Card:

- (a) One Angelo Alex Gowria (since deceased) during his life time and until his death on 10<sup>th</sup> March, 1972 was seized and possessed of or otherwise well and sufficiently entitled to **FIRSTLY** land admeasuring 461 Sq. Mtrs. or thereabouts, bearing CTS No. 811 of Village: Vile Parle, Taluka: Andheri; and **SECONDLY** land admeasuring about 379.60 Sq. Mtrs. or thereabouts bearing CTS Nos. 812, 812/1 to 12 of Village: Vile Parle, Taluka: Andheri, both within the Registration District of Mumbai City and Suburban District situated at Tanaji Malusare Marg, Vile Parle (West), Mumbai 400 056 (briefly "**the Property**").
- (b) The said Angelo Alex Gowria expired intestate on or about 10<sup>th</sup> March, 1972. After his demise the Property devolved upon the following persons who were his heirs and legal representatives:

Sr. No.	Name	Relationship with the deceased
1.	Emily Angelo Gowria	Widow
2.	Michael Angelo Gowria	Married son
3.	Clara Angelo Gowria	Unmarried daughter
4.	Joana Angelo Gowria	Unmarried daughter



5.	Albert Angelo Gowria	Unmarried son
6.	Margaret Angelo Gowria	Unmarried daughter
7.	Philomena Angelo Gowria	Unmarried daughter
8.	Catherine Angelo Gowria	Unmarried daughter
9.	Julie Paul Almeida	Married daughter

- (c) The said Julie Paul Almeida, married daughter of the said Angelo Alex Gowria, expired on 19<sup>th</sup> August, 1982. After her demise, her undivided share in the Property devolved upon the following persons who were her heirs and legal representatives:

Sr. No.	Name	Relationship with the deceased
1.	Paul Francis Almeida	Husband
2.	Noreen Paul Almeida	Married daughter
3.	Dennis Paul Almeida	Son

- (d) The said Emily Angelo Gowria, the widow of the said Angelo Alex Gowria, expired intestate on 29<sup>th</sup> December, 1990, survived by 07 children as mentioned at Sr. Nos. (2) to (8) in clause (b) above and the heirs of her pre-deceased daughter as mentioned in clause (c) above as her heirs and legal representatives. Accordingly, upon demise of the said Emily Angelo Gowria, her undivided share in the Property devolved upon her said 07 children and heirs of her pre-deceased daughter.

- (e) The said Michael Angelo Gowria, son of the Angelo Alex Gowria, expired intestate on 6<sup>th</sup> January, 1997, survived by his widow Helen Michael Gowria as his only heir and legal representative. Accordingly, upon demise of the said Michael Angelo Gowria, his undivided share in the Property devolved upon his widow the said Helen Michael Gowria.

- (f) The said Albert Angelo Gowria, son of the said Angelo Alex Gowria, a bachelor, expired intestate on 19<sup>th</sup> September, 1997, survived by his sisters viz. Clara Angelo Gowria, Joana Angelo Gowria, Margaret Angelo Gowria, Philomena Angelo Gowria and Catherine Angelo Gowria, the heirs of his pre-deceased sister viz. Paul Francis Almeida, Noreen Paul



Almeida and Dennis Paul Almeida and the heir of his pre-deceased brother viz. Helen Michael Gowria, as his heirs and legal representatives. Accordingly, upon demise of the said Albert Angelo Gowria, his undivided share in the Property devolved upon his above named heirs and legal representatives.

- (g) The said Clara Angelo Gowria, unmarried daughter of the said Angelo Alex Gowria, expired intestate on 28<sup>th</sup> January, 2002, survived by her sisters viz. Joana Angelo Gowria, Margaret Angelo Gowria, Philomena Angelo Gowria and Catherine Angelo Gowria, the heirs of her pre-deceased sister viz. Paul Francis Almeida, Noreen Paul Almeida and Dennis Paul Almeida and the heir of her pre-deceased brother viz. Helen Michael Gowria, as her heirs and legal representatives. Accordingly, upon demise of the said Clara Angelo Gowria, her undivided share in the Property devolved upon her above named heirs and legal representatives.
- (h) The said Helen Michael Gowria, widow of the said Michael Angelo Gowria expired intestate and issueless on 15<sup>th</sup> February, 2006, survived by her sisters-in-law/sisters of her deceased husband viz. Joana Angelo Gowria, Margaret Angelo Gowria, Philomena Angelo Gowria and Catherine Angelo Gowria and the heirs of her husband's pre-deceased sister viz. Paul Francis Almeida, Noreen Paul Almeida and Dennis Paul Almeida, as her heirs and legal representatives.
- (i) Thus, after the demise of the said Helen Michael Gowria on 15<sup>th</sup> February, 2006, the said (1) Joana Angelo Gowria (2) Margaret Angelo Gowria (3) Philomena Angelo Gowria (4) Catherine Angelo Gowria (5a) Paul Francis Almeida (5b) Noreen Paul Almeida and (5c) Dennis Paul Almeida became co-owners of the Property (hereinafter referred to as **"the said Co-Owners"**).
- (j) By and under a Deed of Conveyance dated 30<sup>th</sup> December, 2007 executed between the said Co-Owners, referred to therein as the vendors



of the one part and the Promoter M/s Godshalwar Project Consultants & Developers a sole proprietary concern of Rajendra Pundlikrao Godshalwar, referred to therein as the purchaser of the other part, the said Co-Owners sold the Property to the Promoter forever and absolutely. The said Deed of Conveyance has been registered with office of the Sub-Registrar of Assurances at Mumbai under No. BDR-15-2750-2008 on 1<sup>st</sup> April, 2008.

- (k) As per the entries in the Property Register Card, the name of the Promoter M/s Godshalwar Project Consultants & Developers, Prop. Rajendra Pundlikrao Godshalwar, is entered under the column New Holder (H) vide ME No. 412 dated 1<sup>st</sup> August, 2008 in respect of CTS No. 811; and vide ME No. 403 and 404 both dated 15<sup>th</sup> July, 2008 in respect of CTS Nos. 812 and 812/1 to 12.

**3. Public Notice:**

We had issued public notice in respect of the Property in the newspapers Navshakti (Marathi) and Free Press Journal (English) both dated 11<sup>th</sup> June, 2022. We have not received any objections in response to the public notice during the notice period and thereafter till the date of issuance of this Report.

**4. Encumbrances:**

NIL

**5. Any other relevant title:**

NIL

**6. Litigations:**

NIL

  
**KADAM & COMPANY**  
Advocates

