



Deepa B Shukla
ADVOCATE HIGH COURT

601, Raj Ashish CHSL, M. G. Road,
Near Kala Hanumanji Mandir,
Kandivali West. Mumbai 400067.

9223450501

advocatedeepa@outlook.com

FORMAT – A

(Circular No. 28 / 2021)

To,
Maharera Headquarters,
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 plot admeasuring 653.1 sq. yds. Equivalent to 546.18 sq. mts. bearing final plot No. 3 of TPS Scheme II of Mahim Division, Cadastral Survey No. 5/478 in the Registration District and Sub-District of Mumbai ("the said Land") together with the building presently known as "Rupawala Terrace" and formerly known as "Pathare Mansion", comprised of ground + 3 upper floors ("said Building") lying, being and situate at the junction of Lady Jamshedji Road and 40' D. P. Road, within the limits of BMC. The said Land along with the said Building is referred to as the "said Property".

(1) I have investigated the title of the said property on the request of - M/s. Structure Creators

- a. Description of the property : F.P. No. 3 of TPS Scheme II of Mahim Division
- b. Documents of allotment : Conveyance in favour of the developer
- c. 7/12 extract or property card : Property card enclosed
- d. Search report for 30 years : Search obtained from 1948 to 2023

(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 M/s. Structure Creators (Developer) is clear, marketable and without any encumbrances.

Owners of the said Property :

M/s. Structure Creators, through registered Conveyance dated 21st July, 2023 registered with the Sub-registrar of Assurances at Mumbai City under Sr. No. BBE-3-14469/2023.

(3) Qualifying comments/remarks if any: None

(4) The report reflecting the flow of the title of the (Owners / Developer) on the said property is enclosed herewith as annexure.

Encl: Annexure





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Date: 13-02-2025

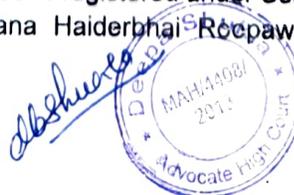
FORMAT – A

(Circular No. 28 / 2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

Sr.No.

- 1) PR Card as on date of application for Registration : (1) Rukshana Haiderbhai Rupawala
(2) Haiderbhai Abbasbhai Rupawala
(3) Abdealibhai Abbasbhai Rupawala
(4) Hamidabai Abdealibhai Rupawala
- 2) Mutation entry no. : 114/2024 and 115/2024
- 3) Search report for 30 years : Obtained for the period 1948 to 2023
- 4) Any other relevant title:
 - A. Deed of Conveyance dated 14th May, 2015 registered under Sr.No.BBE-1/5809 of 2015, Between Shri Chandrakant Kesarinth Pathare & Others AND Rukhsana Haiderbhai Roopawala & Others.
 - B. Deed of Release dated 22nd December, 2017 registered under Sr. No. BBE-4/10538 of 2017 between Smt. Fatimabai Yakubhai Mewawala & Others AND (i) Smt. Hamidabai Abdealibhai Rupawala & (ii) Shri Abdealibhai Abbasbhai Rupawala.
 - C. Deed of Conveyance dated 4th December, 2020 registered under Serial No. BBE1-4419-2020 between Mrs. Hamidabai Abdealibhai Rupawala & Mr. Abdealibhai Abbasbhai Rupawala AND M/s. Shivam Ventures.
 - D. Development Agreement dated 14th day of May, 2015 and registered with the Joint Registrar, City-1 under Sr. No. BBE-1/5810 of 2015 between (i) Rukhsana Haiderbhai Roopawala, (ii) Hamidabai Abdealibhai Rupawala, Yunus Villa, (iii) Haiderbhai Abbasbhai Rupawala, (iv) Abdealibhai Abbasbhai Rupawala, (v) Fatimabai Yakubai Mithaiwala, (vi) Nafisa Mustafa Rangwala, (vii) Rubab Salfee Kadiani, and (viii) Jumana Alias Nilofer Yunus Mewa AND one Recon Realties Private Limited. Unregistered Supplementary Development Agreement dated 22.12.2017 executed between the said parties.
 - E. Power of attorney dated 20th May, 2015 registered under Serial No. BBE-1-6026 of 2023 executed by (i) Rukhsana Haiderbhai Roopawala, (ii) Hamidabai





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Abdealibhai Rupawala, Yunus Villa, (iii) Haiderbhai Abbasbhai Rupawala, (iv) Abdealibhai Abbasbhai Rupawala, (v) Fatimabai Yakubali Mithaiwala, (vi) Nafisa Mustafa Rangwala, (vii) Rubab Saifee Kadiani, and (viii) Jumana Alias Nillofer Yunus Mewa in favour of Recon Realities Private Limited

- F. Deed of Cancellation dated 21st July, 2023 and registered under Serial No. BBE-3-14467/2023 executed by Recon Realities Pvt. Ltd.
- G. Certificate dated 18th March, 2023 issued by Advocate Deepa Shukla stating that no claims have been received pursuant to the public notices mentioned at Serial No. 10 above.
- H. Deed of Conveyance dated 21st July, 2023 executed by and between (i) M/s. Shivam Ventures, a registered partnership firm having office at D/157, Nalawade House, R. C. Marg, Chembur, Mumbai – 400071 (therein referred to as the 'First Vendor'), (ii) Mrs. Rukhsana Haiderbhai Roopawala & Mr. Haider Abbasbhai Roopawala, both residing at B-11, Queens Park, Opp. Lido Petrol Pump, Juhu Road, Santacruz West, Mumbai – 400049, (therein referred to as the 'Second Vendor') and (iii) M/s. Structure Creators, a partnership firm having office at 106, Esquare, Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion (East), Mumbai – 400022, (therein referred to as the 'Purchasers'), registered with Sub-registrar of Assurances at Mumbai City under Sr. No. BBE-3-14469/2023

5) Litigations, if any : None

Date: 13/02/2025

Regards




Deepa B Shukla
Advocate.

