



**SHREYAS K. VYAS**

BLS. LLB. CS.

**ESHANI VORA VYAS**

BLS. LLB. CS.

**Advocates & Legal Consultants**

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

### **LEGAL TITLE REPORT**

**Sub:** Title certificate with respect to All the piece or parcel of land or ground bearing Survey no. 27, Hissa No.2 corresponding to old CTS No. 257 and now after amalgamation subdivision CTS No. 257/1 admeasuring about 741.90 sq. mtrs or thereabout lying being and situate at Village and Taluka Borivali, Mumbai Suburban District (the said plot) together with the building standing thereon and known as 'Indrapuri Co-operative Housing Society Limited' located at Jairaj Nagar, Link Road, Borivali (West), Mumbai 400092 (the said property).

At the instance of our client 'M/s Pratham Infra Developers (Mumbai)' a sole proprietorship concern of Mr. Rohan Anil Vadalkar, an adult Indian inhabitant, having office address at 09/B-319, Yoganand CHSL, Vazira Naka, Borivali West, Mumbai 400092, I have investigated their title with respect to the above-mentioned property and this certificate is issued after carefully going through and perusing the documents provided to me which are referred to hereinafter.

#### **1) Description of the property:**

All the piece or parcel of land or ground bearing Survey no. 27, Hissa No.2 corresponding to old CTS No. 257 and now after amalgamation subdivision CTS No. 257/1 admeasuring about 741.90 sq. mtrs or thereabout lying being and situate at Village and Taluka Borivali, Mumbai Suburban District (the said plot) together with the building

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**Office Add:** 4, Ground Floor, Gyan Nagar, Opp. Daimond Talkies, L.T. Road, Borivali (W), Mumbai 400092

**Correspondence Add:** 2301-B, Nandanvan CHS, Next to St. Annes School, L.T. Road, Borivali (W), Mumbai 400092

**Cell:** 97735 26790 / **91 Email:** svyaslawyer@gmail.com / eshanivora@gmail.com

standing thereon and known as 'Indrapuri Co-operative Housing Society Limited' located at Jairaj Nagar, Link Road, Borivali (West), Mumbai 400092

For the purpose of title investigation, I have perused and referred the following documents as provided to me;

**2) The documents of allotment of plot:**

- i. Copy of Society's Registration Certificate under No. BOM/(WR)/HSG(TC)/3049/Year 87-88 dated 26/10/1987.
- ii. Copy of Deed of Unilateral Conveyance dated 12th September, 2023 came to be registered in favour of the Society herein i.e. Indrapuri Cooperative Housing Society Ltd., and which is duly registered with the Sub-Registrar of Assurances at Borivali under Serial No. BRL-2/15051 of 2023.
- iii. Copy of Development Agreement dated 3rd October 2023 executed by the said Society in favour of M/s. Pratham Infra Developers (Mumbai), through its sole proprietor Mr. Rohan Anil Vadalkar (the Developer), duly registered with Sub-Registrar of Assurance at Borivali-2 at under Serial No. 15053 of 2023.
- iv. Copy of General Power of Attorney in favour of Shri. Rohan Anil Vadalkar, sole proprietor of M/s Pratham Infra Developers (Mumbai) authorizing him to carry out the various acts, deeds and things as duly recorded therein which is also duly registered with the Sub-Registrar of Assurances at Borivali - 2 under Serial No. 15055 of 2023.
- v. Supplemental Development Agreement dated 24<sup>th</sup> October 2024 made and entered into between Indrapuri CHSL therein

referred as the Society and M/s Pratham Infra Developers (Mumbai) therein referred as the Developer which is duly registered before the sub registrar at Borivali under serial number BRL-6/22984/2024.

3) **Property Registration Card** :- issued by City Survey Officer, Santa Cruz of CTS No. 257/1 as well as latest online PR card.

That there are 2 pending litigations with respect to the said property i.e.

1. Civil Writ Petition being Writ Petition No. 8982/2024 filed by Dhanvika Realty LLP through its partner Om Savji Waghela against State of Maharashtra & Ors. Before Hon'ble High Court of Judicature at Bombay.
2. Long Cause Suit No. 1091 of 2024 filed by M/s Dhanvika Realty LLP against M/s Pratham Infra Developers (Mumbai) before the Bombay City Civil Court at Dindoshi

However, in both the abovementioned litigation/s, there are no adverse or restrictive orders passed by the court against my clients.

Owner of the said property / land is 'Indrapuri Co-operative Housing Society Limited'.

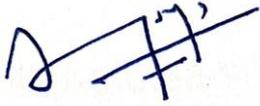
On perusal of the above mentioned documents, I am of the opinion that 'Indrapuri Co-operative Housing Society Limited' is the owner of the said property and M/s Pratham Infra Developers (Mumbai) being the duly appointed Developer of the said property is entitled to develop the same as per agreed terms and conditions as recorded in the Development Agreement dated 3rd October 2023 and Supplemental Development Agreement dated 24<sup>th</sup> October 2024 and its title to develop is clear and marketable. Details of encumbrances, if any, are mentioned separately in.

**Qualifying comments / remarks:**

Before issuing this certificate of title, I have relied upon the photocopies of the title deeds/agreements as provided to me and believing them to be true and correct.

The report reflecting the flow of title is enclosed herewith as **Annexure - 2**.

Dated this 4<sup>th</sup> March 2025



**SHREYAS K. VYAS**  
**Advocate High Court**  
Encl: Annexure 1 & 2



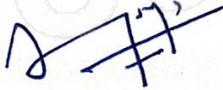
## **ANNEXURE - 1**

### **Details of Encumbrances**

1. Civil Writ Petition being WP No. 8982/2024 filed by Dhanvika Realty LLP through its partner Om Savji Waghela against State of Maharashtra & Ors. Before Hon'ble High Court of Judicature at Bombay.
2. Long Cause Suit No. 1091 of 2024 filed by M/s Dhanvika Realty LLP against M/s Pratham Infra Developers (Mumbai) before the Bombay City Civil Court at Dindoshi.

However, in both the abovementioned litigations, there are no adverse or restrictive order passed by the court against my clients.

Dated this 4<sup>th</sup> March 2025



**SHREYAS K. VYAS**  
**Advocate High Court**



## **ANNEXURE - 2**

### **FLOW OF TITLE**

All the piece or parcel of land or ground bearing Survey no. 27, Hissa No.2 corresponding to old CTS No. 257 and now after amalgamation subdivision CTS No. 257/1 admeasuring about 741.90 sq.meters or thereabout lying being and situate at Village and Taluka Borivali, Mumbai Suburban District (the said plot) together with the building standing thereon and known as 'Indrapuri Co-operative Housing Society Limited' located at Jairaj Nagar, Link Road, Borivali (West), Mumbai 400092

1. The Society i.e. Indrapuri CHS Ltd. preferred an Application for Deemed Conveyance before the District Deputy Registrar of Co-operative Societies, IV at Dadar, bearing Application no. 544/2023 which after hearing came to be allowed by an order dated 28th February 2023 and the Society i.e. Indrapuri CHS Ltd., became entitled for the conveyance of the said plot i.e. All the piece or parcel of land or ground bearing Survey no. 27, Hissa No.2, CTS No. 257, admeasuring about 741.90 sq.meters or thereabout at Village and Taluka Borivali, Mumbai Suburban District together with the building standing thereon and known as 'Indrapuri Co-operative Housing Society Limited' located at Jairaj Nagar, Link Road, Borivali (West), Mumbai 400092 (the said property).
2. Pursuant to the said deemed conveyance order dated 28th February 2023, a Deed of Unilateral Conveyance dated 12th September, 2023 came to be registered in favour of the Society herein i.e. Indrapuri Cooperative Housing Society Ltd., and which is duly registered with the Sub-Registrar of Assurances at Borivali under Serial No. BRL-

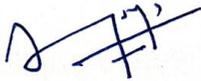
2/15051 of 2023 and as such, the society became the sole and absolute owner of the above mentioned property.

3. Pursuant to an order of sub division dated 24/08/2023 passed by the Collector MSD and sub division measurement review number 79 dated 14/09/2023, the PR card of land bearing CTS No. 257 admeasuring 840 sq. mtrs. got cancelled and new PR card for CTS No. 257/1 & 257/2 came to be opened by the City Survey Officer Borivali as per mutation entry number 1601 dated 04/10/2023 and name of Indrapuri CHS Ltd., came to be recorded on the PR Card for area admeasuring 742 sq. mtrs vide mutation entry number 1695 dated 08/08/2024.
4. By and under Development Agreement dated 3rd October 2023 executed by the said Society in favour of M/s. Pratham Infra Developers (Mumbai), through its sole proprietor Mr. Rohan Anil Vadalkar (the Developer), duly registered with Sub-Registrar of Assurance at Borivali-2 at under Serial No. 15053 of 2023, the said Society has granted the development rights of the said property in favour of the said Developer M/s. Pratham Infra Developers (Mumbai) on the terms and conditions more particularly recorded therein.
5. Simultaneously alongwith the aforesaid Development Agreement, the Society has also granted and issued a General Power of Attorney dated in favour of Shri. Rohan Anil Vadalkar, sole proprietor of M/s Pratham Infra Developers (Mumbai) authorizing him to carry out the various acts, deeds and things as duly recorded therein which is also duly registered with the Sub-Registrar of Assurances at Borivali – 2 under Serial No. 15055 of 2023.

6. Thereafter by and under Supplemental Development Agreement dated 24<sup>th</sup> October 2024 made and entered into between Indrapuri CHSL therein referred as the Society and M/s Pratham Infra Developers (Mumbai) therein referred as the Developer and duly registered before the sub registrar at Borivali under serial number BRL-6/22984/2024, certain terms and conditions of the original Development Agreement came to be modified amongst the parties.
7. In light of the facts stated hereinabove and based on the examination of relevant documents and papers, I am of the opinion that said 'Indrapuri Co-operative Housing Society Limited' is the owner of the said property and M/s Pratham Infra Developers (Mumbai) being the duly appointed Developer is entitled to the develop the said property on the terms and conditions recorded in the said Development Agreement dated 3rd October, 2023 & Supplemental Development Agreement dated 24<sup>th</sup> October 2024 as per the applicable laws and regulations of DCR 2034 and its title to develop the said property is clear and marketable.

Dated this 04<sup>th</sup> March 2025

Place :- Mumbai



**SHREYAS K. VYAS**  
**Advocate High Court**

