



KOPARKAR LAW CHAMBERS

Mandar V. Koparkar

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201, 2nd Floor, Jovial Ark, Babhai Naka, Next to Kamdhenu Society, Borivali (W), Mumbai - 400 092

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FORMAT A
(CIRCULAR NO:28 / 2021)
LEGAL TITLE REPORT

TO,
MAHARERA,
BKC, Housefin Bhavan, Near RBI,
E Block, Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

Sub.: Title certificate with respect to all that piece or parcel of plot of land admeasuring 3017.30 sq. mtrs. as per property card issued by the Land Revenue Office, and bearing Survey No. 37 (Part), CTS No. 260/A within the limit of Brihan Mumbai Municipal Corporation in the Registration District and Sub- District Mumbai City and Suburban Mumbai, Taluka - Borivali, Village - Borivali, Borivali (West), Mumbai - 400 091 and structure standing thereon, building known as the "OM SHRI ALKAPURI CO-OPEATIVE HOUSING SOCIETY LIMITED" (hereinafter referred to as 'the said property').

1. I have investigated the title of the said plot on the request of M/s. Shivoham Infrahomes LLP, a Limited Liability Partnership firm with respect to the said property. That in the course of the said process I have caused to pursue the following documents in order to check the title of the said property.

2. **DESCRIPTION OF THE PROPERTY:-**

All that piece or parcel of plot of land admeasuring 3017.30 sq. mtrs. as per property card issued by the Land Revenue Office, and bearing Survey No. 37 (Part), CTS No. 260/A within the limit of Brihan Mumbai Municipal Corporation in the Registration District and Sub- District Mumbai City and Suburban Mumbai, Taluka - Borivali, Village - Borivali, Borivali (West), Mumbai - 400 091 and structure standing thereon, building known as the "OM SHRI ALKAPURI CO-OPEATIVE HOUSING SOCIETY LIMITED".



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3. **THE DOCUMENTS PERUSED AND CONSIDERED BY ME ARE AS FOLLOWS: -**

- Registered Deed of Conveyance of the year 1984 duly registered under no. BOM/S/1675 of 1984 on 17/07/1984 made and executed between the respective Erstwhile Owners therein referred to as "the respective Vendors" of the First to Ninth Part and Shashikant M. Gandhi therein referred to as "the First Confirming Party of the Tenth Part and M/s Rajnikant and Gandhi Construction, a partnership firm therein referred to as "the Second confirming party" of the Eleventh Part and Mr. A.M Koyande as being chief Promoter of Proposed housing Society therein referred to as "the Third Confirming party" of the Twelfth Part and **OM SHRI ALKAPURI Co-operative Housing Society Limited**, a co-operative Housing Society therein referred to as "**The Purchasers**" of the Thirteenth Part whereby the vendors therein with the confirmation of the Confirming parties therein have sold and conveyed all rights, title and interest with respect to the said property in favour of the Purchasers therein i.e. **Om Shri Alkapuri Co-operative Housing Society Limited** thereby making the said society the lawful and absolute owner of the said property along with all the structure/s appurtenant to it and also along with the benefits arising out of the same.
- Society Registration Certificate dated 02/03/1982 issued by Sub-Registrar of Assurances (R- Ward), Mumbai thereby confirming that Om Shri Alkapuri Co-operative Housing Society Limited is duly registered as per the provision of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/R/9555.
- Assessment Bill issued by Brihanmumbai Mahanagar Palika in the name of the above mentioned Society i.e. Om Shri Alkapuri Co-operative Housing Society Limited.



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- D. P. Remark dated 04/02/2021, serial no. Ch.E/DP34202102111304438 issued by Municipal Corporation of Greater Mumbai in favour of Mr/ Mrs. Prashant Rahul Bansode pertaining to the sanction development plan remarks for the said property. The said remark denotes that the said property is falling under Residential zone.
- Commencement Certificate revalidated upto 04/10/1988, serial no. CE/4823/BSII/A/R issued by Municipal Corporation of Greater Mumbai thereby granting permission to commence and complete the entire construction of the building/s on said property.
- Various ULC Orders passed under Urban Land (Ceiling & Regulation) Act, 1976.
- Registered Re-Development Agreement dated 07/03/2024 duly registered under BRL7-5193-2024 on 07/03/2024 made and executed between Om Shri Alkapuri Co-operative Housing Society Limited therein referred to as "Society" of the First Part and M/s. Shivoham Infrahomes LLP, a Limited Liability Partnership firm, duly Registered under provisions of 12(1)(b) of limited liability Partnership Act 2008 therein referred to as "Developers" of the Second Part whereby, the society therein granted re-development rights in favour of the Developers therein to develop and construct a building on the said plot of land and for the other terms and conditions as mentioned therein.
- Special Power of Attorney dated 07/03/2024 duly registered with the office of Sub-Registrar of Assurances at Borivali - 7 under no. BRL-7/5194/2024, dated 07/03/2024 made and executed by OM SHRI ALKAPURI CO-OPERATIVE HOUSING SOCIETY LIMITED in favour of (1) MR. TEJRAJ D. JAIN and (2) MR. RAHUL T. JAIN Partners of M/s. SHIVOHAM INFRAHOMES LLP whereby, the society granted the re-development rights to the said M/s. SHIVOHAM INFRAHOMES LLP to do all such acts and deeds with



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respect to the re-development of the building and it's property and more particularly described therein.

4. **7/12 EXTRACT AND PROPERTY REGISTRATION CARD ISSUED BY CITY SURVEY OFFICE:**

1. 7/12 Extract pertaining to the said property bearing Survey No. 37/1/B Taluka - Borivali, Village - Borivali, District and Sub District Mumbai City and Suburban Mumbai, denoting the names of erstwhile owners of the said property.
2. Extract of the Property Register Card pertaining to the said property bearing C.T.S. No. 260/A situated in Village Borivali, Taluka Borivali, District and Sub District Mumbai City and Suburban Mumbai reflecting the name of the society i.e. Om Shri Alkapuri Co-operative Housing Society Limited as the holder of the said property.

5. **SEARCH REPORT FOR 30 YEARS:**

1. Search Report dated 14/06/2023 taken at the Office of the Sub-registrar of Assurances at Mumbai (Old Custom House), Bandra, Goregaon, Borivali Sub-Registrar's offices from the year 1994 till 2023 (30 years) The said report does not show any lien or registered encumbrance on the said plot. However, it has been mentioned that the computerized records of Sub-Registrar of Assurances not maintained properly and also some pages of Index- II (manually and computerized) are missing from the records and hence this search report is based upon the Index- II available in the SRO's office to torn records/ missing records.

6. **SEARCH REPORT FOR 2 YEARS:**

1. Search Report dated 15/03/2024 caused to be taken online search on IGR Website at the Goregaon and Borivali Sub- Registrar's offices from



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the year 2023 and 2024 (2 years) The said report reflects the entry of the Registered Re-Development Agreement dated 07/03/2024 duly registered under BRL7-5193-2024 on 07/03/2024 made and executed between Om Shri Alkapuri Co-operative Housing Society Limited and M/s. Shivoham Infrahomes LLP. That other than the said entry, no other entry reflects in the said Search Report. However, it has been mentioned that the search report is based upon the Index- II uploaded on the IGR website.

On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that the title of **M/s. Shivoham Infrahomes LLP** is clear, marketable and without any encumbrances.

• **OWNERS OF THE LAND:-**

OM SHRI ALKAPURI CO-OPERATIVE HOUSING SOCIETY LIMITED

Situated at all that piece or parcel of plot of land admeasuring 3017.30 sq. mtrs. as per property card issued by the Land Revenue Office, and bearing Survey No. 37 (Part), CTS No. 260/A within the limit of Brihan Mumbai Municipal Corporation in the Registration District and Sub-District Mumbai City and Suburban Mumbai, Taluka – Borivali, Village – Borivali, Borivali (West), Mumbai – 400 091. bounded as under:

On or toward East : By CTS No. 261
On or toward South : By 60 feet wide DP Road
On or toward West : By CTS No. 259
On or toward North : By Yogi Nagar

Qualifying comments/ remarks (if any):-

N.A..



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The report reflecting the flow of the title of M/s. Shivoam Infrahomes LLP, a Limited Liability Partnership firm on the said plot is enclosed herewith as annexure.

Encl. : Annexure

Dated this 18th day of March, 2024.

MANDAR V. KOPARKAR
ADVOCATE

License No. MAH/1720/1998

Mr. Mandar V. Koparkar
Advocate,
402, Shradha Darshan,
Opp. MHB Colony Police Station,
Link Road, Borivali (W), Mumbai-91.



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FORMAT A
(CIRCULAR NO: 28 / 2021)
FLOW OF THE TITLE OF THE SAID PLOT

Sr. No.

- 1) 7/12 extract and P.R. Card as on date of application for registration.
- 2) D. P. Remark issued by Municipal Corporation of Greater Mumbai.
- 3) Assessment Bill issued by Brihanmumbai Mahanagar Palika
- 4) Search report dated 14/06/2023 for 30 years from the Year 1994 till 2023, Taken from Sub-Registrar's offices at Mumbai (Old Custom House), Bandra, Goregaon, Borivali Sub-Registrar's offices.
- 5) Search report dated 15/03/2024 for 2 years from the Year 2023 and 2024, taken online search on IGR Website at the Goregaon and Borivali Sub- Registrar's offices.
- 6) Registered Deed of Conveyance of the year 1984 duly registered under no. BOM/S/1675 of 1984 on 17/07/1984.
- 7) Registered Re-Development Agreement dated 07/03/2024 duly registered under BRL7-5193-2024 on 07/03/2024.
- 8) Registered Special Power of Attorney dated 07/03/2024 duly registered under no. BRL-7/5194/2024, dated 07/03/2024.
- 9) No Litigation for the said Property.

Dated this 18th day of March, 2024

MANDAR V. KOPARKAR
ADVOCATE

License No. MAH/1720/1998

Mr. Mandar V. Koparkar

Advocate,

402, Shradha Darshan,

Opp. MHB Colony Police Station,

Off. New Link Road, Andheri (W), Mumbai - 400 053. (By Appointment Only)