

Ref: TC/SBD/FLA/24

HAND DELIVERY

Date: 06/04/2024

To

MahaRERA,

Mumbai, Maharashtra.

LEGAL TITLE REPORT

SUB: TITLE CLEARANCE CERTIFICATE WITH RESPECT TO ALL THOSE PIECE AND PARCEL OF LANDS AND HEREDITAMENTS LAND OUT OF THE LARGER LAND ADMEASURING ABOUT 13837.10 SQ. MTRS. OUT OF WHICH CTS NO. 89A & 89 D ADMEASURING TOTALLY 4673.90 SQ. MTRS. WAS RESERVED FOR P.G., CTS NO. 89B ADMEASURING 4888.50 SQ. MTRS. WAS DEDUCTED TOWARDS D. P. ROAD, AND BALANCE PLOT I.E. C.T.S. NO. 89/C IN THE REVENUE VILLAGE KANDIVALI, TALUKA BORIVALI, ADMEASURING 4274.70 SQ. MTRS. OR THEREABOUT BEARING SURVEY NO. 137, EARLIER CITY SURVEY NO. 89 IN THE CITY SURVEY OFFICE BORIVALI, ALONG WITH BUILDING STANDING THEREON NAMELY "OM PUSHPANJALI" C.H.S. LTD., SITUATED AT BORSAPADA ROAD, POISAR, KANDIVALI (WEST), MUMBAI - 400 067, IN THE MUMBAI SUBURBAN DISTRICT WITHIN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI CITY AND MUMBAI SUBURBAN, IN THE MUMBAI SUBURBAN DISTRICT WITHIN THE

[Handwritten Signature]

**REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI CITY AND
MUMBAI SUBURBAN.**

I have investigated the title of the said Plot on the request of **M/s. SAHAKAR BUILDERS & DEVELOPERS** (hereinafter referred to as "**said Developer**") as mentioned in the Schedule and on scrutinizing the documents furnished we have to state as under:-

1. DESCRIPTION OF THE PROPERTY:

ALL THOSE PIECE AND PARCEL OF LANDS AND HEREDITAMENTS OUT OF THE LARGER LAND ADMEASURING ABOUT 13837.10 SQ. MTRS., OF WHICH CTS NO. 89A & 89 D ADMEASURING TOTALLY 4673.90 SQ. MTRS. WAS RESERVED FOR P.G., CTS NO. 89B ADMEASURING 4888.50 SQ. MTRS. WAS DEDUCTED TOWARDS D. P. ROAD, AND BALANCE PLOT I.E. C.T.S. NO. 89/C IN THE REVENUE VILLAGE KANDIVALI, TALUKA BORIVALI, ADMEASURING 4274.70 SQ. MTRS. OR THEREABOUT BEARING SURVEY NO. 137, EARLIER CITY SURVEY NO. 89 IN THE CITY SURVEY OFFICE BORIVALI, ALONG WITH BUILDING STANDING THEREON NAMELY "OM PUSHPANJALI" C.H.S. LTD., SITUATED AT BORSAPADA ROAD, POISAR, KANDIVALI (WEST), MUMBAI - 400 067, IN THE MUMBAI SUBURBAN DISTRICT WITHIN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI CITY AND MUMBAI SUBURBAN. OUT OF THE SAID PROPERTY, MCGM HAS ENFORCED CONDITION FOR CARVING OUT 213.74 SQ. MTRS. AS AMENITY SPACE ("Said Property").



2. THE DOCUMENTS OF ALLOTMENT OF PLOT:

- i. Deemed Conveyance bearing Registration No. Serial No. BRL-2/14823/2023
- ii. Development Agreement dated 26th September, 2023, bearing registration No. BRL-2/14847/2023.
- iii. Search report provide by Search Clerk, Vikas Yadav dated 17TH November, 2023

3. 7/12 EXTRACT I.E. REVENUE RECORD:

Property Card stands in the name of Om Pushpanjali Co-operative Housing Society Limited.

4. SEARCH REPORT OF THE LAST 30 YEARS

Search Report dated 17th November, 2023 for the last 44 years from 1980 till 2023 taken from sub-registrar's office at Mumbai/Mumbai Suburban by Search Clerk, Vikas Yadav. No entries found affecting the title of **M/s. SAHAKAR BUILDERS & DEVELOPERS;**

5. OWNER OF THE LAND

- i. **Om Pushpanjali Co-operative Housing Society Limited, ("said Society")** is the absolute Owner of all those piece and parcel of lands and hereditaments out of the larger land admeasuring



about 13837.10 sq. Mtrs., of which cts no. 89a & 89 d admeasuring totally 4673.90 sq. Mtrs. Was reserved for p.g., cts no. 89b admeasuring 4888.50 sq. Mtrs. Was deducted towards d. P. Road, and balance plot i.e. C.t.s. No. 89/c in the revenue village kandivali, taluka borivali, admeasuring 4274.70 sq. Mtrs. Or thereabout bearing survey no. 137, earlier city survey no. 89 in the city survey office borivali, along with building standing thereon namely "OM PUSHPANJALI C.H.S. LTD.", situated at borsapada Road, Poisar, Kandivali (West), Mumbai – 400 067, In The Mumbai Suburban District Within The Registration District And Sub-District Of Mumbai City And Mumbai Suburban. Out of the said property, MCGM has enforced condition for carving out 213.74 sq. Mtrs. as Amenity Space;

ii. **M/s. SAHAKAR BUILDERS & DEVELOPERS ("Developer")** is authorized to carry out construction by Development Agreement dated 26th September, 2023, bearing registration No. BRL-2/14847/2023. The report reflecting the flow of the title of the Developer on the said property is enclosed herewith as Annexure.

6. On perusal of the mentioned document and all other relevant documents relating to title of the said property perused by us, we are of the opinion that the title of the said Property/Promoter is clear, marketable and free from all encumbrances.



7. The report reflecting the flow of the title of the (Owner/promoter) on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 06/04/2024



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LAKSHYAVEDHI LEGAL

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ANNEXURE-A

FLOW OF THE TITLE OF THE SAID PLOT

TITLE CLEARANCE CERTIFICATE with respect to all those piece and parcel of lands and hereditaments out of the larger land admeasuring about 13837.10 sq. Mtrs., of which cts no. 89a & 89 d admeasuring totally 4673.90 sq. Mtrs. Was reserved for p.g., cts no. 89b admeasuring 4888.50 sq. Mtrs. Was deducted towards d. P. Road, and balance plot i.e. C.t.s. No. 89/c in the revenue village kandivali, taluka borivali, admeasuring 4274.70 sq. Mtrs. Or thereabout bearing survey no. 137, earlier city survey no. 89 in the city survey office borivali, along with building standing thereon namely "OM PUSHPANJALI C.H.S. LTD.", situated at borsapada Road, Poisar, Kandivali (West), Mumbai – 400 067, In The Mumbai Suburban District Within The Registration District And Sub-District Of Mumbai City And Mumbai Suburban. Out of the said property, MCGM has enforced condition for carving out 213.74 sq. Mtrs. as Amenity Space (Hereinafter referred as the "**said Plot**").

1. One Mr. BALDVIN JOJEB D'SILVA ALIAS BALVIN JOSEPH D'SILVA and its family were the original landowners whose name appears in the Government & the Revenue Records for the larger layout i.e. land bearing Survey No. 137, Hissa No. 1 (part), CTS No. 89 (part) admeasuring 13,837.10 sq. mtrs. of Village Kandivali, Taluka Borivali situated at Poisar, Kandivali West, within the Registration District and Sub-District of Mumbai City



and Mumbai Suburban. The said Land is hereinafter referred to as the "**larger land.**"

2. Mr. Baldwin Jojob D'silva alias Baldwin Joseph D'silva have executed a Development Agreement dated 15th February, 1980 along with the Power of Attorney dated 30th April, 1981, with one SILVANAGAR CHSL (Proposed) through its Chief Promoter i.e. Mr. P. B. Pawar & Mr. V. S. Wate entitling them for the development of a F.S.I. to the extent of 4949.85 sq. mtrs. (Including the benefit of the F.S.I. of the D. P. Road) out of the said larger land on the terms and conditions mentioned therein.
3. Mr. Baldwin Jojob D'silva alias Baldwin Joseph D'silva have executed a Supplementary Agreement for Development dated 30th April, 1981 in continuation to the Development Agreement dated 15th February, 1980 thereby ratifying and confirming the name of the proposed society i.e. OM PUSHPANJALI CHSL (Proposed) through its Chief Promoter i.e. Mr. P. B. Pawar & Mr. V. S. Wate for the development of the said land on the terms and conditions mentioned therein and developed the said land based on the approvals received by the MCGM.
4. The order pertaining to the surplus land was obtained on 14th November, 1984 under section 21 of the Urban Land (Ceiling & Regulation) Act, 1976 bearing no. C/ULC/SEC21/GR-III-24.
5. The Chief Promoter of the proposed society issued allotment letters to the purchasers and issued the share certificates and



- thus formed the society i.e. OM PUSHPANJALI CHSL consisting of Ground + 6 floors and consisting of 108 flats.
6. The society has made an application before the District Deputy Registrar, Co-operative Societies, Mumbai City (4) bearing Application No. 57 of 2023 for seeking Deemed Conveyance of the said property in favor of the society.
 7. That by an order bearing No. DDR-4/Mum./D.C./Om Pushpanjali CHSL/1599/2023 dated 12.06.2023, the Competent Authority District Deputy Registrar, Co-op. Societies, Mumbai City (4), under section 11 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963 have passed an order and Certificate granting Deemed Conveyance of said property in favour of Society. In furtherance of the said Order, the concerned representative of the Competent Authority as directed has admitted to and executed conveyance of the said property on behalf of the defaulting Promoters and Builders in the name of Society vide Deed of Conveyance dated 21st September, 2023, duly registered under serial no. BRL-2-14823-2023.
 8. The Society has entered into a registered Development Agreement dated 26th September, 2023, bearing registration No. BRL-2/14847/2023 thereby granting development rights in respect of the said Property to M/s. Sahakar Builders & Developers on the terms and conditions recorded therein.



9. Pursuant to the Development Agreement M/s. SAHAKAR BUILDERS & DEVELOPERS submitted the scheme for Development of the said property. The MCGM has enforced condition to carve out 213.74 Sq. Mtrs., as Amenity Space, more particularly reflected in the approved Plans.
10. In these circumstances, we are of the opinion that title of M/s. SAHAKAR BUILDERS & DEVELOPERS, is clear and marketable and free from all encumbrances and beyond reasonable doubt by virtue of Development Agreement dated 26th September, 2023, bearing registration No. BRL-2/14847/2023.
11. **Sr. No.:**
- Property Card stands in the name of Om Pushpanjali CHS. LTD. ("**Society**");
 - Search Report dated 17th November, 2023 for the last 44 years from 1980 till 2023 taken from sub-registrar's office at Mumbai/Mumbai Suburban by Search Clerk, Vikas Yadav;
 - No litigation is pending.

Place: Mumbai.

Dated: 06.04.2024



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LAKSHYAVEDHI LEGAL