

Ref. No. :

Format-A
Circular No 28-2021

To,
Maharashtra Real Estate Regulatory Authority
MUMBAI

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to CTS No. 386/B admeasuring 2755.3sq.mtrs. or thereabout with structure standing thereon situated at Village Malad North, Kasturba Gandhi Road, Kandivali West, Mumbai-400067. (hereinafter referred to as the said property)

I have investigated the Title of the said property on the request of M/s. Shree Krishna Rahul Developers (The Developers/Promoters) and following documents i.e.

1. Description of the property:

- a. Under a Deed of Conveyance and Assignment dated 12th August, 2009 and duly registered with the Office of sub registrar of Assurances at Borivali, Mumbai at Serial no. BDR – 11 – 7386 of 2009, executed between Mrs. Devyani Prakash Joisher & others, the Vendors of the First, Second and Third Part, Vikram Jethalal Joisher the assignors of the fourth part and M/S. Shree Krishna Rahul Developers the Purchasers of the fifth part, the Vendors sold, transferred and conveyed their reversionary interest unto and in favour of the Purchasers in respect of all that piece of land situate, lying and being at Kasturba Gandhi Road, Kandivali (W), bearing CTS No.386 admeasuring 4596.5 sq.mtrs and CTS Nos.386/1 to 42 admeasuring 916.9 sq. mtrs in all aggregating to 5513.4 sq.mtrs or thereabouts (subject to set back of 492.10 sq.mtrs) and the Assignors, transferred and assigned their leasehold right in respect of the said Plot and conveyed the structures thereon to the Purchasers.
- b. Thereafter some dispute arises between the partners of the partnership firm and one of the partner had filed a Suit in Bombay High Court bearing Suit No. 8 of 2014 wherein consent terms dated 8.3.2019 were filed in the High Court of Bombay. Further, as per the consent terms, the property referred in the first schedule was to be sub divided in two parts wherein property admeasuring 2266 sq.mtr would belong to the retiring partner, Mr. Raju Trilokchand Chopra and Mrs. Ramila Chopra & the property



Ref. No. :

admeasuring 2755.3 sq. mtr more particularly defined in the second schedule shall be retained by M/s. Shree Krishna Rahul Developers. Necessary deletion of the name was required to be made in the Property Card of the entire property referred in the first schedule hereunder.

- c. Accordingly as per the application the Sub Divisional officer, Sub Divisional officer by his order dated 25.01.2021 sub-divided the said property referred in first schedule in two parts as per the consent terms and the property described in the second schedule came to my client's share and balance got transferred in the name of Retiring Partner, Mr. Rajesh Trilokchand Chopra & Mrs. Ramila Chopra as a settlement arrived between the Partners of the Firm.
- d. Accordingly, the parties have executed a Deed of Retirement accordingly as per the terms and condition of Consent Term filed in the above referred suit. Thereafter necessary changes in the Property Card are been carried out& upon perusal of the Property Card my client is the owner of the property referred in Second Schedule herein below. From the Certified Copy of the documents produced to me as originals (Originals being lost for which NC dated 14.6.2018 is filed before Kandivali West Police Station & Public Notice dated 2.2.2019 is published in Times of India & Navshakti), Search Report, Sub -Division Order and other Documents
- e. Thereafter M/s. Shree Krishna Rahul Developers have procured LOI dated 10.1.2022, CFO, NOC dated 28.3.2022, IOA dated 13.4.2022 & CC dated 26.9.2022

2. The Documents of allotment of plot:

- Search Report of 30 years i.e. from 1992-2021.
- Deed of Conveyance and Assignment dated 12th August, 2009 and duly registered with the Office of sub registrar of Assurances at Borivali, Mumbai at Serial no. BDR – 11 – 7386 of 2009, executed between Mrs. Devyani Prakash Joisher & others, the Vendors of the First, Second and Third Part, Vikram Jethalal Joisher the assignors of the fourth part and M/S. Shree Krishna Rahul Developers the Purchasers.
- Sub Divisional officer's order dated 25.01.2021
- Certified copy of Consent terms dated 8.3.2019 filed in the High Court of Bombay.
- NC dated 14.6.2018 is filed before Kandivali West Police Station.
- Public Notice dated 2.2.2019 is published in Times of India & Navshakti),



Ref. No. :

3. Property Card issued by City Survey Office (Mumbai).

On Perusal of the Property Card, M/s. Shree Krishna Rahul Developers is the owner of the with respect to CTS No. 386/B admeasuring 2755.3sq.mtrs. or thereabout with structure standing thereon.

4. Search Report:

An investigation of title was conducted for the entire property referred in first schedule hereunder for a period of 30 years and accordingly N.D. Rane (Title Investigator) has provided me with the search report dated 4.2.2022. From the records made available to me there are no encumbrances' found nor any other person/s having any share, right, title or interest of any nature whatsoever in the property.

2/- On perusal of the above mentioned documents and all other relevant documents relating to the title of the property, I am of the opinion that the title of M/s. Shree Krishna Rahul Developers is clear, marketable and without any encumbrances.

Owners of the Land

(1) M/s. Shree Krishna Rahul Developers CTS No. 386(B)

3/- The report reflecting the flow of title of M/s. Shree Krishna Rahul Developers on the said property is enclosed herewith as annexure.

Date: 4th March, 2023

Your truly,


(VIKAS R. HIRLEKAR)
ADVOCATE

VIKAS R. HIRLEKAR
ADVOCATE HIGH COURT
106, 1st Floor, Giridwar Apartment,
Near Punjab National Bank,
Mathuradas Road, Kandivli (West)
MUMBAI - 400 067.

Ref. No. :

Format-A

Circular No 28-2021

FLOW OF TITLE OF THE SAID LAND

Land having CTS No. 386/B admeasuring 2755.3sq.mtrs. or thereabout with structure standing thereon situated at Village Malad North, Kasturba Gandhi Road, Kandivali West, Mumbai-400067.

Sr No

1. PR Card as on date of application of registration
2. Search report for 30 years from 1992 till 2022
3. Public Notice in two newspapers i.e. Times of India and Navshaktifor inviting any claims and no claims received have been received.
4. Litigation- None
5. LOI dated 10.1.2022
6. CFO NOC dated 28.3.2022
7. IOA dated 13.4.2022
8. CC dated 26.9.2022

Date: 4th March, 2023


VIKAS R. HIRLEKAR
ADVOCATE HIGH COURT
106, 1st Floor, Giridwar Apartment,
Near Punjab National Bank,
Mathuras Road, Kandivali (West)
MUMBAI - 400 067.