

**Divya Sanghvi**  
Advocate, High Court

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M:9867382667

FORMAT - A

(Circular No.:- 28/2021)

To,

**Maha RERA**  
Housefin Bhavan,  
Plot No. C-21,  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai - 400 051.

**LEGAL TITLE REPORT**

**Sub :** Title Clearance Report with respect to all that piece and parcel of land bearing CTS No. 374, B/17/1 (part), IIIA admeasuring 1710 sq. mtrs. along with building standing thereon known as "**DARSHAN TOWER**" situated at Village Eksar, Taluka: Borivali within Mumbai Suburban District of Registration District and Sub-District of Mumbai City and Mumbai Suburban, situate and lying, Chikuwadi, Borivali (West), Mumbai 400 092 ("**said Property**").

I have investigated the title of said Property based on the request of M/s. Neo Smile Developers, a partnership firm incorporated under the provisions of the Indian Partnership Act, 1932 and having its registered address at 1 & 2, Satyadeep CHS. LTD., Chikuwadi, Borivali (West), Mumbai-400 092 ("**Promoter**") and their right to redevelop the said property. I have perused the copies of the following documents:



1) **Description of the said Property**

All that piece and parcel of land bearing CTS No. 374, B/17/1 (part), IIIA admeasuring 1710 sq. mtrs., along with building standing thereon known as "DARSHAN TOWER" consisted of 28 members of Village Eksar, Taluka Borivali within Mumbai Suburban District of Registration District and Sub-District of Mumbai City and Mumbai Suburban, situate and lying, Chikuwadi, Borivali (West), Mumbai 400 092.

2) **The document in relation to the ownership of the said Property**

Antecedent documents of title as mentioned Annexure "A"

3) **Property Card Extracts**

The Property Card in respect of the said Property is transferred in the name of Darshan Tower Co-Operative Housing Society Limited on 11.04.2022 by City Survey Officer, Taluka Borivali.

4) **Search Report for 24 years**

Search Report dated 12.10.2023 of the said property as taken by the search clerk, as issued by Mr. Vaibhav More, Search Clerk, about the title investigation/search as conducted by him in the office of the Sub-Registrar at Borivali Nos. 1 to 9 for the period 2000 to 2023.

On perusal of the above-mentioned documents and all other documents pertaining to the title of the said Property, I am of the opinion that the title of the Society and the Promoter - M/s. Neo Smile Developers to develop the said Property is clear, marketable and without any encumbrance.



**Owners of the said Property**

Darshan Tower Co-Operative Housing Society Limited is the owners of the said Property.

**Qualifying Comments/Remarks : NA**

The report reflecting the flow of title in respect of said Property is enclosed herewith as Annexure "A".

Dated this on 27<sup>th</sup> day of January, 2024

*Divya Sanghvi*

**Divya Sanghvi**

**Advocate, High Court & Notary**

Encl.: As above.





**ANNEXURE "A"**

(Flow of title in respect of the said Property)

1. By and under Deed of Conveyance dated 03-08-2001 (which is duly registered under Serial No. 7231/2001 with the office of Sub-Registrar of Assurance, Borivali, MSD) entered and executed by and between M/s. Kanti Builders Pvt. Ltd., being the Vendors therein one hand and Darshan Tower Co-operative Housing Society Limited ("**the Society**"), being the Purchaser therein on other hand, the Vendor therein have sold, transferred, conveyed and/or assigned in totality all their right, title, interest and/or claim in respect of the property being "all that piece and parcel of land bearing CTS No. 374/B/17/(part), IIIA admeasuring 1710 sq. mtrs. along with building standing thereon known as "Darshan Tower" situated at Village Eksar, Taluka Borivali within Mumbai Suburban District of Registration District and Sub-District of Mumbai City and Mumbai Suburban, situate and lying, Chikuwadi, Borivali (West), Mumbai 400 092", which is more particularly described in the Schedule hereunder written ("**said Property**"), at or for valuable consideration and upon certain terms and conditions mentioned therein. The name of the Society is muted in the Property Card vide mutation entry no 1640 on 11.04.2022 after following the due process of law.



2. Thereafter by virtue of a Development Agreement dated 31/05/2023 (which is duly registered under Serial No. BRL-5/9321/2023 with Sub-Registrar of Assurances, Borivali-5, MSD) [**“the Development Agreement”**] made and executed between M/s. Darshan Tower Co-operative Housing Society Limited, being the Owners therein on one hand and M/s. Neo Smile Developers, being the Developers therein on other hand, the Owners have assigned the development rights in respect of the said Property to the Owners on terms and conditions mentioned therein.
3. Simultaneously, alongwith the Development Agreement, the Owners therein have also executed and registered in favour of the Developers therein and/or its nominees a General Power of Attorney dated 30.06.2023 (which is duly registered under Serial No. BRL/5/11169/2023 with Sub-Registrar of Assurances, Borivali-5, MSD) inter-alia authorizing the Developers therein to carry out various acts, deeds and things as more particularly mentioned therein.

Thus, in view of the above Darshan Tower Co-operative Housing Society Limited are the lawful Owners of the said property and have clear & marketable title and M/s. Neo Smile Developers' right to develop the said Property is clear, marketable and without any encumbrance.

### **SCHEDULE OF THE PROPERTY**

All that piece and parcel of land bearing CTS No. 374/B/17/1 (part), IIIA admeasuring 1710 sq. mtrs. along with building standing thereon known as



**"Darshan Tower"** situated at Village Eksar, Taluka Borivali within Mumbai Suburban District of Registration District and Sub-District of Mumbai City and Mumbai Suburban, situate and lying, Chikuwadi, Borivali (West), Mumbai 400 092 and the property is bounded as follow :

On or towards the East : by Bhushan Heritage CHS Ltd building  
On or towards the West : by MCGM market  
On or towards the North : by Satyadeep CHS Ltd., building  
On or towards the South : by 60 ft D P Road

Dated this on 27<sup>th</sup> day of January, 2024

  
**Divya Sanghvi**  
Advocate, High Court & Notary



