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Date: 13TH January, 2025

TITLE REPORT

To,
Maharashtra Real Estate Authority
(MahaRERA)
Bandra (West),
Mumbai 400051.

Sub: Title Clearance Certificate of following Plots.

1) **MAHAVIR NAGAR SIDDHIVINAYAK CHS. LTD.**, Chawl No. 87,88,89 bearing City Survey No. 128 (Part) at Mahavir Nagar, Kandivali (West), Mumbai 400 067 in the registration District & Sub District of Borivali, Mumbai Suburban District of Mumbai City,

2) **MAHAVIR NAGAR SHRI SIDDHIVINAYAK CHS. LTD.**, Chawl No. 90 bearing City Survey No. 128 (Part) at Mahavir Nagar, Kandivali (West), Mumbai 400 067 in the registration District & Sub District of Borivali, Mumbai Suburban District of Mumbai City,

AND

3) **MAHAVIR NAGAR OM SIDDHIVINAYAK CHS. LTD.**, Chawl Nos. 91, 92, City Survey No. 128 (Part) at Mahavir Nagar, Kandivali (West), Mumbai 400 067 in the registration District & Sub District of Borivali, Mumbai Suburban District of Mumbai City.

"The total plot area of the title, considering all three societies, measures 2373.77 sq. meters."

That we have investigated the title of the aforesaid plots on the request and instructions of our client's **M/S. JE AND VEE INFRASTRUCTURE** having their office at A-203 Western Edge II, Behind Metro Mall, Borivali (East), Mumbai 400066 and perused the following documents:

1. DESCRIPTION OF THE PROPERTY:

**I) MAHAVIR NAGAR SIDDHIVINAYAK
CO-OP. HOUSING SOCIETY LTD.**

All that piece or parcel of land or ground situated lying underneath and appurtenant to Chawl Nos. 87,88,89, City Survey No. 128 (Part) at Mahavir Nagar, Kandivali (West), Mumbai 400 067 in the registration District & Sub District of Borivali, Mumbai Suburban District of Mumbai City or thereabouts and bounded by:

On or towards North : by Chawl No.86
On o towards West : by Adj. Chawl No.90,91 and 92
On or towards South : by Adj. MHADA Layout Boundary
On or towards East : by Adj. 5.49m wide Road

**II) MAHAVIR NAGAR SHRI SIDDHIVINAYAK
CO-OP. HOUSING SOCIETY LTD.**

All that piece or parcel of land or ground situated lying underneath and appurtenant to Chawl No. 90, City Survey No. 128 (Part) at Mahavir Nagar, Kandivali (West), Mumbai 400 067 in the registration District & Sub District of Borivali, Mumbai Suburban District of Mumbai City or thereabouts and bounded by:

On or towards North : by Chawl No.91
On o towards West : by Adj Petrol Pump Plot
On or towards South : by Adj. MHADA layout Boundary
On or towards East : by Adj. Chawl No.86

**III) MAHAVIR NAGAR OM SIDDHIVINAYAK
CO-OP HOUSING SOCIETY LTD.**

All that piece or parcel of land or ground situated lying underneath and appurtenant to Chawl Nos. 91 AND 92, City Survey No. 128 (Part) at Mahavir Nagar, Kandivali (West), Mumbai 400 067 in the registration District & Sub District of Borivali, Mumbai Suburban District of Mumbai City or thereabouts and bounded by:

On or towards North : by Chawl No.93
On o towards West : by Adj. Petrol Pump Plot
On or towards South : by Adj. Chawl No.90
On or towards East : by Adj. Chawl No.87 and 88

2. DOCUMENTS OF ALLOTMENT OF PLOT PERUSED:

For the purpose of this Report our client's M/S. JE AND VEE INFRASTRUCTURE has handed over to us photo copies of following documents and we have perused the same and relied upon the contents therein being true and correct.

1. Sale Deed as well as Lease Deeds dated 14th August, 2024 by MHADA with MAHAVIR NAGAR SIDDHIVINAYAK CHS. LTD., in respect of chawl nos. 87,88, and 89.
2. Sale Deed as well as Lease Deeds dated 14th August, 2024 by MHADA with MAHAVIR NAGAR SHRI SIDDHIVINAYAK CHS. LTD., in respect of chawl nos. 90.
3. Sale Deed as well as Lease Deeds dated 14th August, 2024 by MHADA with MAHAVIR NAGAR OM SIDDHIVINAYAK CHS. LTD., in respect of chawl nos. 91 and 92.
4. Registered Development Agreement dated 30th June, 2023 entered into with MAHAVIR NAGAR OM SIDDHIVINAYAK CHS. LTD.
5. Amalgamation Order No.2149 dated 19th June 2024 issued by Dy. Registrar, Co-Operative Societies U/s 17 Rule 16 of Maharashtra Co-Operative Societies Act 1960 in respect of amalgamation of MAHAVIR NAGAR OM SIDDHIVINAYAK CHS. LTD., with MAHAVIR NAGAR SIDDHIVINAYAK CHS. LTD., and MAHAVIR NAGAR SHRI SIDDHIVINAYAK CHS. LTD.,
6. Mumbai Board Consent Letter for Commencement Certificate for work upto plinth (i.e. for Zero FSI) bearing reference No. MH/EE/(BP) /GM / MHADA -69 / 1584 /20-25/CC /1/New dated 7th January, 2025.
7. Copy of Search Report by the Search Clerk Bhavesh D. Mhaske dated 15th November,2024.
8. Photocopy of Property Register Cards in respect of above plots/ properties.

3. PROPERTY REGISTER CARD:

The Property Register Cards in respect of the above said Properties i.e. CTS No.128 (part) are not update and reflects their tenure as Agricultural (Sheti).

4. SEARCHES OF THE PROPERTY:

We have been provided with the copy of the Search Report dated 15th November, 2024 submitted by Search Clerk Mr. Bhavesh D. Mhaske for searches caused for the period from 1995 to 2024 (30 Years) in the Office of the Sub Registrar of Assurances at Mumbai, Bandra, and Borivali 1 to 9.

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, we are of the opinion that subject to what is stated hereinabove, and relying upon the list of documents perused as aforesaid, MHADA is the Owner of the said property and the title of the MAHAVIR NAGAR OM SIDDHIVINAYAK CHS. LTD., MAHAVIR NAGAR SHRISIDDHIVINAYAK CHS. LTD., MAHAVIRNAGAR SIDDHIVINAYAK CHS. LTD, are absolutely clear and marketable and free from encumbrances by virtue of execution of REGISTERED Sale Deed and REGISTERED Lease Deed dated 14th August, 2024 as more particularly stated hereinabove.

5. Owners of the Land:

1. **MAHAVIR NAGAR OM SIDDHIVINAYAK CHS. LTD.**, Chawl Nos. 91, 92, City Survey No. 128 (Part) at Mahavir Nagar, Kandivali (West), Mumbai 400 067 in the registration District & Sub District of Borivali, Mumbai Suburban District of Mumbai City are owners of the said plot of land by virtue of Sale Deed and Lease Deed dated 14th August 2024 registered on 20th August 2024. However, in the records of the Revenue Department, (City Survey Dept.) of Govt. of Maharashtra, MHADA is the owner and said Society is in bonafide, possession thereof.
2. **MAHAVIR NAGAR SHRI SIDDHIVINAYAK CHS. LTD.** Chawl No. 90, City Survey No. 128 (Part) at Mahavir Nagar, Kandivali (West), Mumbai 400 067 in the registration District & Sub District of Borivali, Mumbai Suburban District of Mumbai City are owners of the said plot of land by virtue of Sale Deed and Lease Deed dated 14th August 2024 registered on 20th August 2024. However, in the records of the Revenue Department, (City Survey Dept.) of Govt. of Maharashtra, MHADA is the owner and said Society is in bonafide, possession thereof.
3. **MAHAVIR NAGAR SIDDHIVINAYAK CHS. LTD.**, in respect of chawl nos. 87,88, and 89, City Survey No. 128 (Part) at Mahavir Nagar, Kandivali (West), Mumbai 400 067 in the registration District & Sub District of Borivali, Mumbai Suburban District of Mumbai City are

owners of the said plot of land by virtue of Sale Deed and Lease Deed dated 14th August 2024 registered on 20th August 2024. However, in the records of the Revenue Department, (City Survey Dept.) of Govt. of Maharashtra, MHADA is the owner and said Society is in bonafide, possession thereof and are owners of the said plot of land by virtue of Sale Deed and Lease Deed dated 14th August 2024 registered on 20th August 2024. However, in the records of the Revenue Department, MHADA is the owner and said Society is in bonafide, possession thereof.

Pursuant to the approvals detailed hereinabove from MHADA, appointed Developers **M/S. JE AND VEE INFRASTRUCTURE** is entitled to redevelop the said property as per the terms of Registered Development Agreement date dated 30th June, 2023 bearing Registration No. BRL-7/9787/2023 entered into with MAHAVIR NAGAR OM SIDDHIVINAYAK CHS. LTD.,

The Report reflecting the flow of the title of the Owners on the said land is enclosed as annexure.

Enclosure: Annexure

For APEX JURIS
(ADV. SUNIL SHUKLA)



MANAGING PARTNER
ADV. SUNIL SHUKLA
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Annexure

FLOW OF THE TITLE OF THE SAID LAND

- 1) The Property Register Cards in respect of the above said Properties i.e. CTS No.128 (part) are not update and reflects their tenure as Agricultural (Sheti).
- 2) Search report for 30 years from Clerk Mr. Bhavesh D. Mhaske Taken from sub registrar office at of Assurances at Mumbai, Bandra, and Borivali 1 to 9.
- 3) Any other relevant title.: Not Applicable.
- 4) Litigation if any.: Not Applicable.

Note: this tile report is issued only for the compliance of MAHA-RERA
Detailed title report in respect of the said property is issued to **M/S. JE
AND VEE INFRASTRUCTURE.**

For APEX JURIS
(ADV. SUNIL SHUKLA)



**MANAGING PARTNER
ADV. SUNIL SHUKLA
BOMBAY HIGH COURT**
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