



# ASD Associates

## ADVOCATES & SOLICITORS

**S. D. Mishra**  
sdmishra03@gmail.com

**Amit S. Mishra**  
amit.mishra1504@gmail.com

**Uttamjit Saini**  
uttam.saini@gmail.com

**Main Office :** 108, Vardhaman Chambers, 17 Cawasji Patel Street, Fort, Mumbai - 400 001.

**Branch Office :** 701, 7th Floor, 765 Fly Edge, Above Tirumala Showroom S.V. Road, Borivali (West), Mumbai - 400 092. • Tel : 2808 9596 / 2808 9505

**Email ID :** [legal.asdassociates@gmail.com](mailto:legal.asdassociates@gmail.com)

(Correspondence at Branch Office only)  
Format - A

(Circular No:-28/2021)

### TITLE REPORT

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

**Sub:** Title Report with respect to lands (i) admeasuring 750 sq. mtrs. or thereabouts situated at Plot No.54, C.T.S. No.18 and (ii) admeasuring 1187 sq. mtrs. or thereabouts situated at Plot No.57, C.T.S. No.18 both situate at L.T. Road, Gorai II of Village Borivali, Taluka Borivali Mumbai Suburban District ("the said Property").

A. We have investigated the title of the said Property on the request and instructions of our client, M/s. Shree Om Realty LLP having its office at Office No.12, 1<sup>st</sup> Floor, Anuja, Manek Nagar, Chandavarkar Road, Borivali West, Mumbai - 400092, on perusal of the following documents.

1. **DESCRIPTION OF THE PROPERTY:**

FIRSTLY:

(Description of "the Property No.1/ Gorai Herumb Property")

All that piece or parcel of leasehold land admeasuring 750 sq. mtrs. or thereabouts situated at Plot No.54, C.T.S. No.18 situate at L.T.Road, Gorai II, Mumbai Suburban District along with the Building known as 'Gorai Herumb Co-operative Housing Society Ltd.' situate at Village Borivali, Taluka Borivali Mumbai Suburban District and bounded as follows: On or towards the East: Plot No.53; On or towards the West: Plot N.57; On or towards the North: L.T Road; On or towards the South: Plot No.55

SECONDLY:

(Description of "Property No.2/ Gangotri Property")

All that piece or parcel of leasehold land admeasuring 1187 sq. mtrs. or thereabouts situated at Plot No.57, C.T.S. No.18 situate at L.T.Road, Gorai II, Mumbai Suburban District along with the Building known as 'Gangotri Co-operative Housing Society Ltd.' situate at Village Borivali, Taluka Borivali, Mumbai Suburban District and bounded as follows: On or towards the East:

Plot No 54; On or towards the West: RSC 52; On or towards the North: L.T. Road; On or towards the South: Plot No. 56.

(hereinafter said Property No.1 and said Property No.2 are collectively referred to as "the said Properties").

2. **DOCUMENTS OF ALLOTMENT OF PLOT PERUSED:**

For the purpose of this Report, our client Shree Om Realty LLP have handed over to us the following documents (in original or photocopies as has been stated below) and we have perused the same and relied upon the contents therein being true and correct.

- (i) Photocopy of Indenture of Lease dated 11.11.1994 (for Property No.1);
- (ii) Photocopy of the Indenture of Lease dated 26.11.1993 (for Property No.2);
- (iii) Photocopy of the Development Agreement dated 04.10.2024 [registered under Serial No.BRL-7/19739 of 2024];
- (iv) Photocopy of the Order bearing No.2520/2024 whereunder the Deputy Registrar of Co-operative Societies, MHADA Division under Section 17 of the Maharashtra Co-operative Societies Act, 1960 read together with the Rule 16 of the Rules framed thereunder, permitted the amalgamation/merger of Gorai Herumb CHSL and Gangotri CHSL, whereby Gorai Herumb CHSL shall stand amalgamated/merged with Gangotri CHSL subject to the terms and conditions and in the manner therein contained;
- (v) Photocopy of the Final Order dated 24.10.2024, passed by the Office of the Deputy Registrar of the Co-operative Societies, MHADA under Section 17 of the Maharashtra Co-operative Societies Act, 1960, read together with the Rule 16 of the Rules framed thereunder, whereunder the amalgamation/merger of Gorai Herumb CHSL and Gangotri CHSL was confirmed, and registration of Gorai Herumb CHSL and Gangotri CHSL was cancelled, thereby permitting formation of a New Resulting Society known as 'Shree Om Paradise CHSL', subject to the terms and conditions and in the manner therein contained;
- (vi) Photocopy of the Order dated 22.11.2024 passed by the office of the Deputy Registrar of the Co-operative Societies, MHADA,
- (vii) Photocopy of the Society Registration Certificate of 'Shree Om Paradise Co-operative Housing Society Limited' bearing registration No. MUM/ MHADA/ HSG/ CT/ 13669/ year 2024 -25;



- (viii) Photocopy of the Property Register Card of the said Property;
- (ix) Public notices in the newspapers Free Press Journal and Navshakti both dated 15.01.2025;
- (x) Photocopy of the Search Report dated 25.04.2025.

3. **PROPERTY REGISTER CARD:**

The Property Register Card of the said Property(ies) is not updated and reflects the name of Government of Maharashtra in respect of the Larger Land of C.T.S. No.18 admeasuring 23793 sq. meters, and the tenure of the land is reflected as "G".

4. **SEARCHES AND PUBLIC NOTICE:**

We have been provided with a copy of the Search Report dated 25.04.2025 issued by Sandeep Ashok Shedge in respect of the online and manual searches relating to said Properties conducted at the office of the Sub-Registrar of Assurances at Bombay & Bandra for the years 1996 to 2024 (30 years) and Borivali and Goregoan for the year 2002 till 2025 (computer) (24 years). we have issued Public Notices dated 15.01.2025 in the "Free Press Journal" and "Navshakti" for the investigation of the title of the said Properties. In pursuance of the above, we have not received any claims against the said Property till date.

- B. On perusal of the above mentioned documents and all other relevant documents relating to 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 aforementioned, Maharashtra Housing & Area Development Authority (MHADA) is the Owner of the said Properties and the title of 'Shree Om Paradise Co-operative Housing Society Limited' (as Lessee) to the said Property as the owner thereof appears to be clear and marketable and M/s.Shree Om Realty LLP is entitled to re-develop the said Property as per the terms of the said Re-Development Agreement dated 10.04.2024 registered with the office of the Sub-Registrar of Assurances at Borivali under Serial No.BRL-5/6873 of 2024.

**Owners of the said Properties:** Maharashtra Housing & Area Development Authority (MHADA)

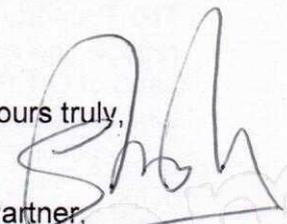
**Lessee of the said Properties:** 'Shree Om Paradise Co-operative Housing Society Limited' (erstwhile Lessees - Gorai Herumb Co-operative Housing Society Limited for Property No.1 and Gangotri Co-operative Housing Society Limited)

**Developers of the said Properties:** M/s. Shree Om Realty LLP.

- C. The Report reflecting the flow of title of the said Property is enclosed herewith as "Annexure "A".

Dated this 28<sup>th</sup> day of June 2025.

Yours truly,

  
Partner,  
ASD Associates,  
Advocates & Solicitors.



# ASD Associates

## ADVOCATES & SOLICITORS

**S. D. Mishra**  
sdmishra03@gmail.com

**Amit S. Mishra**  
amit.mishra1504@gmail.com

**Uttamjit Saini**  
uttam.saini@gmail.com

**Main Office :** 108, Vardhaman Chambers, 17 Cawasji Patel Street, Fort, Mumbai - 400 001.

**Branch Office :** 701, 7th Floor, 765 Fly Edge, Above Tirumala Showroom S.V. Road, Borivali (West), Mumbai - 400 092. • Tel : 2808 9596 / 2808 9505

**Email ID :** [legal.asdassociates@gmail.com](mailto:legal.asdassociates@gmail.com)

(Correspondence at Branch Office only)  
Format - A

(Circular No:-28/2021)

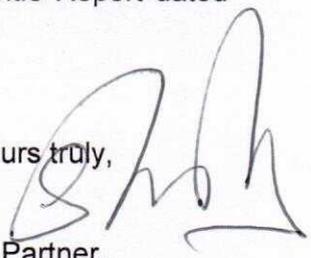
### FLOW OF THE TITLE OF THE SAID PROPERTY

1. The Property Register Card of the said Property(ies) is not updated and reflects the name of Government of Maharashtra in respect of the Larger Land of C.T.S. No.18 admeasuring 23793 sq. meters.
2. Seach Reports: Online and manual searches relating to said Properties conducted at the office of the Sub-Registrar of Assurances at Bombay & Bandra for the years 1996 to 2024 (30 years) and Borivali and Goregoan for the year 2002 till 2025 (computer) (24 years).
3. Any other relevant title : As per the Title Report dated 06.05.2025.
4. Litigations if any: Not applicable.

**NOTE:** This Title Report is issued only for the compliance of Maha-RERA. Detailed Title Report in respect of the said Property viz., Title Report dated 06.05.2025, is issued to M/s. Shree Om Realty LLP.

Dated this 28<sup>th</sup> day of June, 2025.

Yours truly,

  
Partner,  
ASD Associates,  
Advocates & Solicitors