



Format A  
(Circular No. 28/2021)

To,  
MahaRERA,  
Mumbai

Legal Title Report

Sub: Title clearance certificate with respect to land admeasuring in aggregate 916 square meters **bearing** CTS Nos. 275, 275/1 to 9 of Village Pahadi **Goregaon** (West), Taluka - **Borivali**, within **the Registration Sub-District and District of** Mumbai City and Mumbai Suburban (**hereinafter** referred to as the "Land") together with the **now demolished building known as** 'Laxmi Narayan Niwas' (hereinafter referred to as the " Old Building") and situated at Plot No. 18-19 of Srinagar Colony, Siddharth Nagar, Road No. 17, Goregaon (West), Mumbai - 400104.

We have, on the request of 'Meghna **Infracon LLP**, a limited liability partnership duly formed and incorporated under the provisions of Limited liability Partnership Act, 2008 and having its registered office at 102/104, Shivam Chambers, Above Spectra Motors Showroom, S.V. Road, Goregaon (West), Mumbai - 400 104 ("Developer") investigated their title to develop the said Land.

1. Description of the property: -

All that pieces and parcels of land admeasuring about 916 square meters as per Property Registered Cards bearing C.T.S No. 275, 275/1 to 9 of Village Pahadi Goregaon (West), Taluka - Borivali, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban ("Land") together with the now demolished building known as 'Laxmi Narayan Niwas' ("Old **Building**") and situated at Plot No 18-19 of Srinagar Colony, Siddharth Nagar, Road No. 17, Goregaon (West), Mumbai - 400104. The Land, the Building may, hereinafter, collectively be referred to as the "Property" which is more particularly described in the schedule hereunder written.

2. The documents of allotment;/development of Land: -



Development Agreement dated December 12, 2023, which is registered with the office of Sub-RegisWar Assurances at Borivali No. 6 under serial no. BRL-6-26158/2023 (“Development Agreement”) wherein the Society had granted development rights in respect of the Property to the Developer for the consideration and upon the terms and conditions recorded therein.

3. Search report for 30 years from 1994 to 2023. Search taken at the office of Sub-Registrar at Bandra, Borivali & Goregaon.
4. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the Developer to develop the said Land, we are of the opinion that 'Meghna Infracon LLP, a limited liability partnership duly formed and incorporated under the provisions of Limited liability Partnership Act, 2008 having its registered office at 102/104, Shivam Chambers, Above Spectra Motors Showroom, S.V. Road, Goregaon (West), Mumbai - 400 104 has absolute authority to develop the said Land and sell the saleable area in accordance with the terms and conditions of the Development Agreement dated December 12, 2023.

Owners of the land: -

The Soujanya Co-operative Housing Society Limited, a society registered under the provisions of Maharashtra Cooperative Housing Society Act, 1960, having registration no. BOM/ (WP) HSG (TC)/1018/84-85 and PAN No. AAMAS5143F and having its registered office at Plot No. 18/19, Srinagar Colony, Siddharth Nagar, Road No. 17, Goregaon (West), Mumbai-400 104.

1. The Title report reflecting the flow of the title of the Developer, 'Meghna Infracon LLP' on the said Land is enclosed herewith as Annexure “1”.

Encl: Annexure 1  
Date: April 29, 2024

  
Dhwani Mehta  
Advocate



April 29, 2024

## Title Certificate

### Introduction:

We have, at the request of, MEGHNA INFRACON LLP, a limited liability partnership duly formed and incorporated under the provisions of Limited liability Partnership Act, 2008 having its registered office at 102/104, Shivam Chambers, Above Spectra Motors Showroom, S.V. Road, Goregaon (West), Mumbai - 400 104 (hereinafter referred to as the "Developers") have verified their title to develop all that pieces or parcels of land belonging to The Soujanya Co-operative Housing Society Limited', a society registered under the provisions of Maharashtra Co-operative Housing Society Act, 1960 under Registration No. BOM/(WP) HSG (TC)/1018/84-85 having PAN No. AAMAS5143F and having its registered address at Plot No. 18/19, Srinagar Colony, Siddharth Nagar, Road No. 17, Goregaon (West), Mumbai-400 104, (hereinafter referred to as the "said Society") and admeasuring 916 square meters in aggregate as per Property Registered Cards bearing C.T.S No. 275, 275/1 to 9 of Village Pahadi Goregaon (West), Taluka - Borivali, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban ("Land") together with the now demolished building known as "Laxmi Narayan Niwas" ("Old Building") and situated at Plot No 18-19 of Srinagar Colony, Siddharth Nagar, Road No. 17, Goregaon (West), Mumbai - 400104. The Land and the Old Building are hereinafter collectively referred to as the "Property". The Property is more particularly described in the Schedule hereunder written.

### The Flow of Title:

On perusal of Title Deeds, our observation is as under:

1. We are informed that by virtue of a deed of conveyance dated August 9, 1963 duly registered at the office of sub-registrar of assurances at Bombay under serial no. 2180 of 1963 and executed between (1) Goverdhanlal Paramanandlal Kabra, (2) Ghanshyamdas Surajbux (3) Damodarlal Goverdharilal, (4) Brijbhusliarilal Goverdhanlal and (5) Satyanarayan Bansilal, as partners of M/ s. Madan Mohan Kishanlala, therein referred to as the vendor and Narayan Dharmana, therein referred to as the purchaser, the vendor therein, through the hands of its partners, sold, transferred and conveyed to Narayan Dharmana, the said Land on the terms and conditions and for such consideration more particularly mentioned therein.



2. We are informed that thereafter, Narayan Dharmana constructed the Old Building on the said Land in or around 1965 comprising of 8 shops, 2 garages, 1 pan stall on the ground floor and 21 residential tenements on the remaining floors.
- 3 We are informed that, by virtue of an unregistered agreement for sale dated March 28, 1984 and executed between Narayan Dharmana, therein referred to as the vendor and Smt. Jayaben Jayantilal Shah and others, therein referred to as the promoters, Narayan Dharmana had agreed to sell to Smt. Jayaben Jayantilal Shah and others the said Property on the terms and conditions and for such consideration more particularly mentioned therein.
4. We are informed that, by virtue of an indenture dated November 15, 1984 duly registered with the sub-registrar of assurances at Mumbai under serial no. BOM-B/ 4916/15 of 1984 and executed by and between Narayan Dharmana, as the vendor and the Society, therein referred to as the purchasers, the vendors sold and the Society purchased the said Property from the vendors on the terms and conditions and for the consideration more particularly mentioned therein.
5. We are informed that pursuant to the execution of the said indenture dated November 15, 1984, the name of the Society was duly mutated on the Property Register Cards with respect to the said Land.
6. Accordingly, the Society became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Property, as the owner thereof.
7. We are informed that by virtue of the Development Agreement dated December 12, 2023 duly registered before the Sub-Registrar of Assurances at Borivali No. 6 under serial no. BRL-6-26158/2023 executed by and between the Society and Meghna Infracon LLP, a limited liability partnership having its address at 102/104, Shivam Chambers, Above Spectra Motors Showroom, S.V. Road, Goregaon (West), Mumbai- 400 104, the society has granted development rights of the said property to Meghna Infracon LLP on the terms and conditions and for such consideration more particularly mentioned therein.
8. We are further informed that pursuant to the said development agreement,

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the Society has executed a Special Power of Attorney dated December 12, 2023 duly registered before the Sub-Registrar of Assurances at Borivali No. 6 under serial no. BRL-6-26159/2023 in favour of Mr. Vikram Jayantilal Lodha, designated partner of Meghna Infracon LLP for the limited purposes of carrying out the redevelopment of the said Property.

9. The Search report dated January 8, 2024 did not reveal any adverse entry/transfer in respect of the said Land.
10. We did not receive any adverse claim in response to the Public Notices.
11. There is no pending litigation with respect to the said Land and the Said Land is Free From all Encumbrances.
12. The development plan remark dated October 31, 2023 issued by the Municipal Corporation of Greater Mumbai, indicates that the scheduled Property falls within Residential zone and there is an existing road affecting the said land.

The Process Followed:

1. We have perused the copies of the title deeds and other papers produced for our perusal. The list of such title deeds ("Title Deeds") and other papers are set out in Annexure "1" hereto.
2. The Developer has caused a search to be taken in the offices of Sub-Registrar of Assurances at Bandra, Bombay, Borivali and Goregaon for a period from 1994 to 2023 (30 years) in respect of the scheduled Property ("Search").
3. We have published 2 (Two) notices in 2 (Two) newspapers in the locality 1 (One) in English newspaper called "The Free Press Journal" and the other in Marathi newspaper called "Nav Shakti", both published on April 20, 2024 inviting claims of any party or person to the scheduled Property ("Public Notices").

Certificate:

Subject to the aforesaid and assumption, qualification and limitation set out herein, we to hereby certify that (i) the title of the Society to the Property is clear and marketable, (ii) the Society has validly granted the development rights in respect of the Property to the Developer and (iii) subject to compliance of terms and conditions of Development Agreement, the Developer has the right to sell the saleable area coining to the share of the Developer (as per the development agreement) in the



newly constructed building.

The Schedule above referred to

ALL THAT pieces and parcels of land admeasuring 916 square meters as per Property Registered Card and bearing C.T.S No. 275, 275/1 to 9 of Village Pahadi Goregaon (West), Taluka- Borivali, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban together with the now demolished building known as "Laxmi Narayan Niwas" situated at Plot No. 18-19 of Srinagar Colony, Siddharth Nagar, Road No. 17, Goregaon (West), Mumbai — 400104.

For M/s. GM Legal

  
Dhivani Mehta  
Advocate



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Annexure "1"

Sr. No	Particulars
1.	Copy of Property Registered Cards in respect of the Land
2.	Development Agreement dated December 12, 2023
3.	Special Power of Attorney dated December 12, 2023
4.	Development plan remark dated October 31, 2023.
5.	Search report dated January 8, 2024.
6.	Both public notices dated April 20, 2024.

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