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FORMAT-A

(CIRCULAR NO. 28/2021)

To,

The Maharashtra Real Estate Regulatory Authority

Housefin Bhavan,

Plot No. C-21,

Bandra Kurla Complex,

Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

Sub:

First Property

ALL THAT piece and parcel of land admeasuring to 1710.00 sq.mts. or thereabouts together with building standing thereon known as "Laxman Jeevan" being, lying and situate at Laxman Jeevan Co-operative Housing Society Limited bearing City Survey No. 259/A situated at Village Borivali, Taluka Borivali and within the Registration District and Sub- District of Mumbai City and Mumbai Suburban and bounded by and large as follows:

On or towards East : By Survey No. 37 (Part)

On or towards West : By Survey No. 36 (Part)

On or towards South : By survey no 259 D Right of way up to
road of Mahisha Mardini Mandir Road

On or towards North : By Yoginagar Boundary wall

Second Property

All that piece and parcel of land bearing CTS No. 295B, admeasuring about 459.5 sq. mtrs Village Borivali and Taluka Borivali, Mumbai Suburban District and in the Registration District of Mumbai Suburban.

Third Property

All that piece and parcel of land bearing CTS No. 295D, admeasuring about 240 sq. mtrs Village Borivali and Taluka Borivali, Mumbai Suburban District and in the Registration District of Mumbai Suburban.

First Properties, Second Properties and Third Properties hereinafter collectively referred as “**subject Properties**”).

Dear Sir,

I have investigated the title of the subject Properties based on the request of **Mahavir Land Developer**, a Sole Proprietary concern of Mr. Rakesh A. Shah, having its office address at 210, Western Edge-II Premises C S, Kanakia Space, Off Western Express Highway, Borivali (East), Mumbai 400 066 (“**said Promoter**”) and perused the copies of the following documents:

1) Description of the subject Properties

- i. All that piece and parcel of land admeasuring to 1710.00 sq.mts. or thereabouts together with building standing thereon known as “Laxman Jeevan” being, lying and situate at Laxman Jeevan Co-operative Housing Society Limited (“**the Society**”) bearing City Survey No. 259/A, 259D situated at Village Borivali, Taluka Borivali and within the Registration District and Sub- District of Mumbai City and Mumbai Suburban.

- ii. All that piece and parcel of land bearing CTS No. 295B, admeasuring about 459.5 sq. mtrs Village Borivali and Taluka Borivali, Mumbai Suburban District and in the Registration District of Mumbai Suburban.
- iii. All that piece and parcel of land bearing CTS No. 295D, admeasuring about 240 sq. mtrs Village Borivali and Taluka Borivali, Mumbai Suburban District and in the Registration District of Mumbai Suburban.

2) **The document in relation to the ownership of the subject Properties**

First Property

- a. By and under a Deemed Conveyance dated 23rd October 2015, the Society is well and sufficiently entitled, as the Owners, to the First property. i.e. “all that piece and parcel of land admeasuring to 1710.00 sq. mts. or thereabouts together with structure standing thereon known as “Laxman Jeevan” (“**said building**”) being, lying and situate at Laxman Jeevan Co. op. Hsg. Soc. Ltd., bearing City Survey No. 259/A and 259D situated at Village Borivali, Taluka Borivali and within the Registration District and Sub- District of Mumbai City and Mumbai Suburban (hereinafter referred to as the “**First property**”) and more particularly described in the Schedule hereunder written. The Deemed Conveyance dated 23rd October 2015 is duly registered with the Joint Sub Registrar, Borivali Taluka under Sr. No. BRL6/8724/2015 dated 28.10.2015

- b. On perusal of the Properties cards of the FirstProperty it is seen that the name of Laxman Jeevan Co-operative Housing Society Limited is duly mutated.
- c. By and under a Development Agreement dated 24th March, 2023 [**“Development Agreement”**] (which is and duly registered on 24th March, 2023 under Serial No. BRL-7/4375/2023) entered into between the Societybeing the party ofOnepart, the Members of the Society being the party of Second Partand Mahavir Land Developer, being the party of the Thirdpart [**“the Promoter”**], the Societyand its Members have granted, assigned and transferred unto and in favour of the Promoter the development rights in respect of the First property. The Society has also executed a Power of Attorney dated 24th March, 2023[**“Power of Attorney”**]duly registered on 24th March, 2023under Serial No. BRL-7/4376/2023 in favour of the Promoter and/or nominees for effectually carrying out the redevelopment of the First property.
- d. By and under registered Conveyance Deed dated 15th February, 2023 duly registered with the Office of the Sub-Registrar of Bombay under serial no. BRL/6/3159/2023 on 15th February, 2023, Mahavir Land Developer, a sole proprietorship concern of Mr. Rakesh A. Shah as an Owneris well and sufficiently entitled to the Second property being 1] all that piece and parcel of land bearing CTS No. 295B, admeasuring about 459.5 sq. mtrs Village Borivali and Taluka Borivali, Mumbai Suburban District and in the Registration District

of Mumbai Suburban hereinafter referred to as the “**Second property**”) and 2] Third Property being all that piece and parcel of land bearing CTS No. 295D, admeasuring about 240 sq. mtrs Village Borivali and Taluka Borivali, Mumbai Suburban District and in the Registration District of Mumbai Suburban (hereinafter referred to as the “**Third property**”) and more particularly described in the Schedule hereunder written.

- e. On perusal of the Properties cards of the Second and Third Property it is seen that the name of the Promoter is not mutated.

3) Properties Card Extracts

- i. The Properties Card in respect of City Survey No. 259/Aadmeasuring about 1710sq. meters issued by City Survey Office in the name of the Laxman Jeevan Co-operative Housing Society Limited and is digitally signed on 16.02.2024 and downloaded on 08.04.2025.

4) Mutation Entry

- i. The latest Mutation Entry No. 1651 duly certified by the City Survey Officer, Mumbai Suburban District vide his order dated 16.02.2024 and record the name of Laxman Jeevan Co-operative Housing Society Limited in respect of the First Property.

5) **Search Report for 24 years**

Search report dated 12.10.2023, as issued by Mr. Harsh Shah, Title Investigator, about the title investigation/search (computerized) as conducted by him in the office of the Sub-registrars at Mumbai (Old Custom House) and Borivali for the period 2000 to 2024 (24 years) in respect of the said Properties.

2/- (a) On perusal of the above-mentioned documents and all other documents pertaining to the title of the said Properties, I am of the opinion that i) the title of owners in respect of First Property viz Laxman Jeevan Co-operative Housing Society Limited is clear, marketable & without any encumbrance and ii) the title of owners in respect of Second Property and Third Property viz Rakesh Shah is clear, marketable and without any encumbrance, and Promoter viz **Mahavir Land Developer**'s right to develop the First property is also clear, marketable and without any encumbrance.

(b) On perusal of the above-mentioned documents and all other documents pertaining to the title of the said Properties, I am of the opinion that i) the title of owners in respect of Second Property and Third Property viz Rakesh Shah is clear, marketable & without any encumbrance.

3/- **Owner of the said Properties**

i. Laxman Jeevan Co-operative Housing Society Limited is the owner of the First property being all that piece and parcel of land measuring to 1710.00 sq. mts. or thereabouts together with structure standing thereon known as "Laxman Jeevan" being, lying

and situate at Laxman Jeevan Co. op. Hsg. Soc. Ltd., bearing City Survey No. 259/A and 259D situated at Village Borivali, Taluka Borivali and within the Registration District and Sub- District of Mumbai City and Mumbai Suburban.

- ii. Mr. Rakesh A. Shah is the ownerof the Second property and Third property being 1] all that piece and parcel of land bearing CTS No. 295B, admeasuring about 459.5 sq. mtrs Village Borivali and Taluka Borivali, Mumbai Suburban District and in the Registration District of Mumbai Suburban and 2] all that piece and parcel of land bearing CTS No. 295D, admeasuring about 240 sq. mtrs Village Borivali and Taluka Borivali, Mumbai Suburban District and in the Registration District of Mumbai Suburban.

Qualifying Comments/Remarks: NA

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

Dated this on 14th day of June 2025


Dharmesh S. Jain

Advocate, High Court

Encl.: As above.

ANNEXURE "A"

(Flow of title in respect of the subject Properties)

1. By and under an Deemed Conveyance dated 23rd October 2015, the Society has acquired ownership right and is well and sufficiently entitled "piece and parcel of land admeasuring to 1710.00 sq.mts. or thereabouts together with building standing thereon known as "Laxman Jeevan" being, lying and situate at Laxman Jeevan Co-operative Housing Society Limited bearing City Survey No. 259/A situated at Village Borivali, Taluka Borivali and within the Registration District and Sub- District of Mumbai City and Mumbai Suburban ("**First property**"). The Deemed Conveyance dated 23rd October 2015, is duly registered with the Joint Sub Registrar, Borivali Taluka under Sr. No. BRL6/8724/2015 dated 28.10.2015.
2. On 16.02.2024 the name of Laxman Jeevan Co-operative Housing Society Limited was mutated on the Properties card in respect of the First property.
3. By and under a Development Agreement dated 24th March, 2023 [**"Development Agreement"**] (which is and duly registered on 24th March, 2023 under Serial No. BRL-7/4375/2023) entered into between the Society being the party of One part, the Members of the Society being the party of Second Part and Mahavir Land Developer, being the party of

the Third part[**“the Promoter”**], the Society and its Members have granted, assigned and transferred unto and in favour of the Promoter the development rights in respect of the First property.

4. Simultaneously, along with the registration of Development Agreement, the Society has also executed a Power of Attorney dated 24th March, 2023 [**“Power of Attorney”**] duly registered on 9th August 2024 under Serial No. BRL-7/4376/2023 in favour of the Promoter and/or nominees for effectually carrying out the redevelopment of the First property.
5. Latest Property Card in respect of the first property in the name of the Society. The name of the owner in respect of second and third property is still pending
6. By and under registered Conveyance Deed dated 15th February, 2023 duly registered with the Office of the Sub-Registrar of Bombay under serial no. BRL/6/3159/2023 on 15th February, 2023, Mahavir Land Developer, a sole proprietorship concern of Mr. Rakesh A. Shah as an Owner is well and sufficiently entitled to the Second property being 1] all that piece and parcel of land bearing CTS No. 295B, admeasuring about 459.5 sq. mtrs Village Borivali and Taluka Borivali, Mumbai Suburban District and in the Registration District of Mumbai Suburban hereinafter referred to as the **“Second property”**) and 2] Third Property being all that piece and parcel of land bearing CTS No. 295D, admeasuring about 240 sq. mtrs Village Borivali and Taluka Borivali, Mumbai Suburban District and in the

Registration District of Mumbai Suburban (hereinafter referred to as the **“Third property”**).

7. Search report dated 16.09.2024, as issued by Mr. Harsh Shah, Title Investigator, about the title investigation/search (computerized) as conducted by him in the office of the Sub-registrars at Mumbai (Old Custom House) and Borivali for the period 2000 to 2024 (24 years) in respect of the said Properties.
8. Any other relevant title : NIL
9. Litigations, if any : NIL

Place: Mumbai

Date: 14.06.2025


Dharmesh S. Jain

Advocate, High Court