

Divya Sanghvi
Advocate

1001, Palazzo Landmark,
West Avenue Road,
Santacruz [West],
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M: 9867382667

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: All that piece and parcel of the land bearing Final Plot No. 176, admeasuring about 1366.20 sq. mtrs., situated at Town Planning Scheme – III, 51st Road, along with building standing thereon known as “Prabhu Niwas” having ground plus 6 upper floors consisting of 26 residential flats and 6 shops in “A” wing and ground plus 3 upper floors consisting of 8 flats in “B” wing aggregating to 40 units of Village Borivali, Taluka: Borivali, Mumbai Suburban District within Registration District and Sub-District of Mumbai City and Mumbai Suburban being situated at Final Plot No. 176, TPS-III, 51st Road, Borivali (West), Mumbai – 400 092. The said property shown by land large as follows:-

On or towards East	:	Naala
On or towards West	:	Access Road to CTS No. 175
On or towards South	:	CTS No. 175 Meghdyot CHSL
On or towards North	:	51 st TPS Road

(“subject Property”).

Dear Sir,

I have investigated the title of the subject Property 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 Property

All that piece and parcel of the land bearing Final Plot No. 176, admeasuring about 1366.20 sq. mtrs., situated at Town Planning Scheme – III, 51st Road, along with building standing thereon known as “Prabhu Niwas” having ground plus 6 upper floors consisting of 26 residential flats and 6 shops in “A” wing and ground plus 3 upper floors consisting of 8 flats in “B” wing aggregating to 40 units of Village Borivali, Taluka: Borivali, Mumbai Suburban District within Registration District and Sub-District of Mumbai City and Mumbai Suburban being situated at Final Plot No. 176, TPS-III, 51st Road, Borivali (West), Mumbai – 400 092. The said property shown by land large as follows:-

On or towards East	:	Naala
On or towards West	:	Access Road to CTS No. 175
On or towards South	:	CTS No. 175 Meghjyot CHSL
On or towards North	:	51 st TPS Road

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

- a. By and under an Deemed Conveyance dated 31st March 2021, the Society has acquired ownership right and is well and sufficiently entitled “all that that piece and parcel of the land bearing Final Plot No. 176, admeasuring about 1366.20 sq. mtrs., situated at Town Planning Scheme – III, 51st Road, along with building standing thereon known as “Prabhu Niwas” having ground plus 6 upper floors consisting of 26 residential flats and 6 shops in “A” wing and ground plus 3 upper floors consisting of 8 flats in “B” wing aggregating to 40 units (“existing building”) of Village Borivali, Taluka: Borivali, Mumbai Suburban District within Registration District and Sub-District of Mumbai City and Mumbai Suburban being situated at Final Plot No. 176, TPS-III, 51st Road, Borivali (West), Mumbai – 400 092 (“said Land”). Unless referred to individually or unless the context otherwise requires, the said Land together with the said existing building shall hereinafter for the sake of brevity collectively be referred to as the “said Property”. The Deemed Conveyance dated 31stMarch, 2021 is duly registered with the Office of Sub-Registrar of Assurance at Borivali No.6 under serial no. BRL/6/6988/2021.
- b. On perusal of the property cards of the said property it is seen that the name of Prabhu Niwas Co-operative Housing Society Limited is duly mutated.

c. By and under a Development Agreement dated 9th August 2024 [“Development Agreement”] (which is and duly registered on 9th August 2024 under Serial No. BRL-7-16699-2024) entered into between Prabhu Niwas Co-operative Housing Society Limited being the party of First part and Mahavir Land Developer, being the party of the Second part [“the Promoter”], the Society granted, assigned and transferred unto and in favour of the Promoter the development rights in respect of the said property. The Society has also executed a Power of Attorney [“Power of Attorney”] dated 9th August 2024 duly registered on 9th August 2024 under Serial No. BRL-7-16700-2024 in favour of the Promoter and/or nominees for effectually carrying out the redevelopment of the said property.

3) Property Card Extracts

The Property Card in respect of Final Plot No. 176, TPS-III admeasuring about 1366.20 sq. meters issued by City Survey Office in the name of the Prabhu Niwas Co-operative Housing Society Limited and is digitally signed on 29/05/2025 and downloaded on 29/05/2025.

4) Mutation Entry

The latest Mutation Entry No. 1766 duly certified by the City Survey Officer, Mumbai Suburban District vide his order dated 20/03/2025 and record the name of Prabhu Niwas Co-operative Housing Society Limited.

5) Search Report for 24 years

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 property.

6) 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 owner viz Prabhu Niwas Co-operative Housing Society Limited is clear, marketable and without any encumbrance and Promoter viz Mahavir Land Developer's right to develop the subject Property is also clear, marketable and without any encumbrance.

7) Owner of the said Property

Prabhu Niwas Co-operative Housing Society Limited is the owner of the said Property being all that piece and parcel of the land bearing Final Plot No. 176, admeasuring about 1366.20 sq. mtrs., situated at Town Planning Scheme - III, 51st Road, along with building standing thereon known as "Prabhu Niwas" having ground plus 6 upper floors consisting of 26 residential flats and 6 shops in "A" wing and ground plus 3 upper floors consisting of 8 flats in "B" wing aggregating to 40 units of Village Borivali, Taluka: Borivali, Mumbai Suburban District within Registration District and Sub-District of Mumbai City and Mumbai Suburban being situated at Final Plot No. 176, TPS-III, 51st Road, Borivali (West), Mumbai - 400 092.

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 30th May, 2025



Divya Sanghvi

Advocate, High Court

Encl.: As above.

Housiey.com

Divya Sanghvi
Advocate

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ANNEXURE "A"

(Flow of title in respect of the said Property)

1. By and under an Deemed Conveyance dated 31st March 2021, the Society has acquired ownership right and is well and sufficiently entitled "all that that piece and parcel of the land bearing Final Plot No. 176, admeasuring about 1366.20 sq. mtrs., situated at Town Planning Scheme – III, 51st Road, along with building standing thereon known as "Prabhu Niwas" having ground plus 6 upper floors consisting of 26 residential flats and 6 shops in "A" wing and ground plus 3 upper floors consisting of 8 flats in "B" wing aggregating to 40 units ("existing building") of Village Borivali, Taluka: Borivali, Mumbai Suburban District within Registration District and Sub-District of Mumbai City and Mumbai Suburban being situated at Final Plot No. 176, TPS-III, 51st Road, Borivali (West), Mumbai – 400 092 ("said Land"). Unless referred to individually or unless the context otherwise requires, the said Land together with the said existing building shall hereinafter for the sake of brevity collectively be referred to as the "said Property". The Deemed Conveyance dated 31st March, 2021 is duly registered with the Office of Sub-Registrar of Assurance at Borivali No.6 under serial no. BRL/6/6988/2021.

2. On 29/05/2025, the name of Prabhu Niwas Co-operative Housing Society Limited was mutated on the property card in respect of the said property.
3. By and under a Development Agreement dated 9th August 2024 [“Development Agreement”] (which is and duly registered on 9th August 2024 under Serial No. BRL-7-16699-2024) entered into between Prabhu Niwas Co-operative Housing Society Limited being the party of First part and Mahavir Land Developer, being the party of the Second part [“the Promoter”], the Society granted, assigned and transferred unto and in favour of the Promoter the development rights in respect of the said property.
4. Simultaneously, along with the registration of Development Agreement, the Society has also executed a Power of Attorney [“Power of Attorney”] dated 9th August 2024 duly registered on 9th August 2024 under Serial No. BRL-7-16700-2024 in favour of the Promoter and/or nominees for effectually carrying out the redevelopment of the said property.
5. Latest Property Card in the name of the Society.
6. 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 property.

7. Any other relevant title : NIL

8. Litigations, if any : NIL

Place : Mumbai

Date : 30/05/2025



Divya Sanghvi

Advocate, High Court

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