



## FORMAT – A

(Circular No:- 28 /2021)

To  
MahaRERA  
Housefin bhavan, near RBI,  
E block , BKC , Bandra East,  
Mumbai- 400 051

## LEGAL TITLE REPORT

**Sub: Title Clearance Certificate with respect to the project land admeasuring 1810.51 sq. metres situated at Plot bearing CTS Nos. 128A /77B, 128A /77C, 128A/78 ,128A 79, 128A 81 53/5,53/6 Of Village Kandivali, Taluka Borivali, Near Pawar Public School, Opposite Veena Sky Height Kandivali West, Mumbai 400 067. (Hereinafter Referred As The Said Plot).**

I have investigated the title of M/s. Shreeji Sharan Realtors LLP (“Developer”) to the said Property on the request of M/s. Shreeji Sharan Realtors LLP:

1. ALL THAT piece or parcel of land On Plot Bearing Cts No.128A/77b,128A/77C, 128A/78 ,128A 79, 128A 81 53/5,53/6 Of Village Kandivali, Taluka Borivali, Near Pawar Public School, Opposite Veena Sky Height Kandivali West, Mumbai 400 067.
2. The documents made available to me (Annexure A)
3. Property Card of CTS NO.128A/77B,128A/77C, 1128/A/78 , 28A 79, 128A 81 53/5,53/6
4. Search report for 30 years from 1994 till 2023 by Mr. Chandrakant More

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s Shreeji Sharan Realtors LLP is clear, marketable and without any encumbrances.

*Risha*



Owners of the land

(1)M/s Shreeji Sharan Realtors LLP is the owner of the property situated on plot bearing CTS no. 128A 79 , 53/5,53/6

(2) Juliana Monica Pereira , Anthony Winin Perreira ,Joseph Praxedes Pereira , Laura Mary Pereira and Maria Philomina Rodrigues are the owners of the property situated on plot bearing CTS no. 128A/77B,128A/77C , 128A/78 , 128A 81

(3)Qualifying comments / remarks if any : Subject to the detailed Title Report

The report reflecting the flow of the title of the said property is enclosed herewith as annexure.

Encl : Annexure

Date: 19.03.2024

Yours truly,

*Risha S*

ADVOCATE  
RISHA SHAH

Reg No - MAH/545/2020

Advocate Risha Shah

**Format – A****(Circular No:-28 /2021)****FLOW OF THE TITLE OF THE SAID LAND.****A. FIRST PROPERTY**

1. The plot of land bearing CTS no 53/5 admeasuring 142.6 sq meter & plot of land bearing CTS no 53/6 admeasuring 778 sq meters, both of Village Kandivali situated at Mahaveer Nagar, Manthanpada Road, Kandivali (West), Mumbai- 400 067 (hereinafter collectively referred to as “**the First Property**” , were as per revenue records owned by (1) AMRITABAI GANDALAL SHAH, (2) ANSUYABEN MANUBHAI SHAH, (3) SUSHILA KANTILAL SHAH, (4) ARVINDKUMAR VADILAL MOTASHA, (5) JAYA JAYSINH MADHANI, (6) NIRMALA RATANSHI KAJARIYA, (7) JAYABEN RATANSHI KAJARIYA, (8) HARIDAS LAXMANDAS, (9) RATANSHI CHATRABHUJ, (10) VIJAYSINH CHATRABHUJ, (11) ASHOK KUMAR JAGMOHAN, (12) NIRANJAN VITHALDAS SHAH, (13) MAHESH KANTILAL SHAH, (14) VINOD KANTILAL SHAH, (15) KUSSUM RAMANLAL SHAH, (16) JYOTSNA PRAFULCHANDRA LALIWALA, (17) SAROJ BHAGWATI SHAH, (18) NIRMALA NAYANKUMAR JAVERI, (19) NAINA HARISH SHAH, (20) SHAKUNTALA BHARAT MERCHANT, (21) JAIMINI SANJAY WALIYA, (22) SURBHI JANAK KATAKIYA, (23) RANJITSINH CHATRABHUJ, (24) BINDU HIMATSINH AND (25) HEENA CHANDRASINH.

2. By virtue of Deed of Conveyance dated 29<sup>th</sup> December 2020 registered with office of the Sub- Registrar of Assurance at Borivali under serial no BRL-9/5596/2021, executed by and between (1) AMRITABAI GANDALAL SHAH, (2) ANSUYABEN MANUBHAI SHAH, (3) SUSHILA KANTILAL SHAH, (4) ARVINDKUMAR VADILAL MOTASHA, (5) JAYA JAYSINH MADHANI,

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(6) NIRMALA RATANSHI KAJARIYA, (7) JAYABEN RATANSHI KAJARIYA, (8) HARIDAS LAXMANDAS, (9) RATANSHI CHATRABHUJ, (10) VIJAYSINH CHATRABHUJ, (11) ASHOK KUMAR JAGMOHAN, (12) NIRANJAN VITHALDAS SHAH, (13) MAHESH KANTILAL SHAH, (14) VINOD KANTILAL SHAH, (15) KUSSUM RAMANLAL SHAH, (16) JYOTSNA PRAFULCHANDRA LALIWALA, (17) SAROJ BHAGWATI SHAH, (18) NIRMALA NAYANKUMAR JAVERI, (19) NAINA HARISH SHAH, (20) SHAKUNTALA BHARAT MERCHANT, (21) JAIMINI SANJAY WALIYA, (22) SURBHI JANAK KATAKIYA, (23) RANJITSINH CHATRABHUJ, (24) BINDU HIMATSINH AND (25) HEENA CHANDRASINH, therein referred to as "THE OWNERS" through its constituted attorney holder Mr. Nalin Patel and M/s J.V Builders therein referred as the Confirming Party no 1 and M/s. Rajvi Builders & Developers therein referred as the Confirming Party no 2 and Mr. Dharmesh Himmatlal Soni as the Confirming Party no.3 therein and Shreeji Sharan Realtors LLP, the Purchaser and the Owners granted, conveyed, transferred, assigned and assured unto Shreeji Sharan Realtors LLP, the said Property for the consideration and on the terms and conditions set out therein;

3. M/s Shreeji Sharan Realtors LLP name is recorded on the revenue records for the said First Property and in the Property Register Card .
4. The Said First Property was partly occupied by various slum dwellers and the slum dwellers of the First Property and of the adjoining plot bearing CTS no 128/A/79, amongst themselves proposed to form a society known as Om shiv Shakti SRA Co-Operative Housing Society (proposed) and through its General Body Resolution dated 20-01-2021 have appointed M/s. Shreeji Sharan Realtors LLP , as the developer of the Said First Property.
5. Vide gazette notification dated 14<sup>th</sup> November 2022 bearing no SRA/ED/OW/45614/ Om Shiv Shakti CHS/ 3C (1)/ Kandivali/RC/2022 issued by

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Slum Rehabilitation Authority, the Said First Property is been declared as Slum Rehabilitation Area of Om Shiv Shakti SRA CHS (Prop).

**B. SECOND PROPERTY**

1. By and under the Sale deed dated 16/12/2021 registered with the office of sub registrar, Borivali under serial no. BRL-9/16584/2021 executed by and between Goenka & Associates Educational trust (therein referred to as 'Vendor') and M/s Shreeji Sharan Realtors LLP, the purchaser, the vendor therein granted, conveyed, transferred, assigned and assured unto M/s. Shreeji Sharan Realtors LLP, the plot of land bearing CTS No 128/A/79 of Village Kandivali Taluka Borivali admeasuring 1836 sq meters situated at Mahaveer Nagar, Manthanpada Road, Opposite Veena Sky heights, Kandivali (West), Mumbai- 400 067 (hereinafter referred to as 'Second Property' for the consideration and terms and condition record therein;
2. The Said Second property was partly encroached by contagious slum which was spread through the adjoining plot i.e. First Property.
3. The Said Second property is been declared as Slum through gazetted notification dated 5<sup>th</sup> November 1984 bearing no SAA/Borivali/48 issued by Deputy Collector (Enc) and Competent Authority Borivali.
4. The slum dwellers of the said Second and First property amongst themselves proposed to form a Society known as 'Om Shiv Shakti SRA CHS (Propp)' and through its General Body Resolution dated 20/01/2021 have appointed the M/s. Shreeji Sharan Realtors LLP, as the developer of the Said Second Property.

**C. THIRD PROPERTY**

1. One 1) Juliana Monica Pereira 2) Anthony Winin Perreira 3) Joseph Praxedes Pereira 4) Laura Mary Pereira 5) Maria Philomina Rodrigues (hereinafter referred

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to as the 'Owners'), as per the revenue records were at material times seized of or otherwise well and sufficiently entitled to the pieces of parcels of land bearing City Survey No. 128, survey no 163 of village Kandivali, totally admeasuring 6,60,307 sq. meters or thereabout (hereinafter referred to as 'The Said Larger Property').

2. By an Agreement dated 14.6.1980, the Owners granted to M/s Conwood Agencies Private Limited, the right to develop the said lager property for the consideration of Rs.65,00,000/- (Rupees Sixty-Five Lacs only) and pursuant to the said Mrs. Juliana Monica Pereira executed in favour of the said Developers.
3. By an Order dated 20th October 1989 bearing. No ULC - 1089/132851/A-1711, the Deputy Secretary to the Government of Maharashtra Housing and Special Assistance, State of Maharashtra, has accorded the Owners, permission under the provisions of section 20 (1) (a) of the urban Land (Celling & Regulation) at 1976 for development of the said larger property upon the terms and conditions therein contained.
4. Consequence to demise of Mrs, Juliana Monica Peraira and the executors of the estate of J.S. Peraira having transferred to the Owners of the said land, the said owners thereafter have executed in favour of Conwood Agencies Pvt. Ltd. and / or their nominees, a Confirmation deed registered under serial no BDR/2/2111/1996 and a fresh irrevocable Power of Attorney registered under serial no BDR/2/2112/1996 ( **Power of Attorney**) in lieu and stead of the existing Power of attorney dated 28.7.1988, to develop and to convey the said Larger Property or part or parts thereof.
5. The said Larger property was subdivided into various sub plots. Among the various sub plots. Following are some sub-divided plots (hereinafter referred to as "**Said Third Property**").

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SR NO	CTS No	Area (in Sq meters)
1	128/A/77/C	1406.2
2	128/A/77/B	828.5
3	128/A/78	1925.1
4	128/A/81	1002.5

6. The said third property was fully encroached by slum. The area under the slum was declared as Slum vide Notification dated 5th November 1984 read with Minutes of Order in Appeal No 56 of 1989.
7. In the year 2003, the Additional Collector (Encroachment & Removal) issued Annexure II (list of slum dwellers on the said plot) for Jeevandeep, Shantiniketen & Dhanlaxmi (Kandivali) SRA CHS. In year 2004, a supplementary Annexure II for Sai Siddhi SRA Chs was also issued by the Deputy Collector (Encroachment & Removal) Borivali.
8. Conwood Agencies Pvt. Ltd. on the basis of the development agreement dated 1980, registered confirmation deed dated 1996 and registered power attorney dated 1996 had proposed before Slum Rehabilitation Authority ("SRA") for development for the said Third property under Slum Rehabilitation Scheme ("SR Scheme") for Jeevandeep, Shantiniketan, Dhanlaxmi and Sai Siddhi SRA CHS, the co-operative housing societies been formed by the slum dwellers of the said Third Property.
9. Conwood Agencies Pvt. Ltd., after obtaining various approvals from SRA from time-to-time, constructed and obtained Occupation certificate for Composite building no 1 (known as Jivandeep SRA CHS Ltd. Situated at plot bearing CTS no.

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128 A/77C) and Composite building no 2 (known as Shanti Niketan SRA CHS Ltd. Situated at plot bearing CTS No. 128A/77B) in the said SR Scheme.

- 10. Further CTS 128A/78 was a proposed 18.34 Mtr wide DP Road, which was built by Conwood Agencies Private Limited and handed over to MCGM.
11. Conwood Agencies Pvt. Ltd. had also proposed to construct Composite Bldg. no. 3 along with school building to be handed over to MCGM on plot bearing CTS No. 128A /81 in the Said SR Scheme. Due to unreasonable delay in completion of the construction work of School building and Composite Bldg. no 3, Dhanlaxmi (Kandivali) SRA CHS Ltd. situated at plot bearing CTS No. 128A/81) through its application dated 11/04/2019, requested the Chief Executive Officer of SRA to terminate the appointment of Conwood Agencies Pvt. Ltd. as developer in the said SR Scheme u/s 13 (2) of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.
12. The CEO (SRA), through order dated 16<sup>th</sup> October 2020, terminated the appointment of Conwood Agencies Pvt. Ltd. as developer in the said SR Scheme.
13. Shreeji Sharan Realtors LLP was then appointed as new-developer of the said SR Scheme by the said societies in their Annual General Meeting conducted on 15<sup>th</sup> November 2021 in presence of the Assistant Registrar of Societies (SRA).

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**ANNEXURE A**

For the purpose of this Report on Title, I have been furnished with a copy of the below mentioned documents:

1. Property Card in respect of CTS NO.128A/77B,128A/77C, 128A/78, 128A/79, 128A/81 53/5,53/6 of Village Kandivali.
2. 7/12 Extract in respect of CTS NO.128A/77B, 128A/77C, 128A/78, 128A/79, 128A/81 53/5,53/6 of Village Kandivali
3. Deed of Conveyance dated 29th December 2020 registered with office of the Sub-Registrar of Assurance at Borivali under serial no BRL-9/5596/2021, executed by and between (1) AMRITABAI GANDALAL SHAH, (2) ANSUYABEN MANUBHAI SHAH, (3) SUSHILA KANTILAL SHAH, (4) ARVINDKUMAR VADILAL MOTASHA, (5) JAYA JAYSINH MADHANI, (6) NIRMALA RATANSHI KAJARIYA, (7) JAYABEN RATANSHI KAJARIYA, (8) HARIDAS LAXMANDAS, (9) RATANSHI CHATRABHUJ, (10) VIJAYSINH CHATRABHUJ, (11) ASHOK KUMAR JAGMOHAN, (12) NIRANJAN VITHALDAS SHAH, (13) MAHESH KANTILAL SHAH, (14) VINOD KANTILAL SHAH, (15) KUSSUM RAMANLAL SHAH, (16) JYOTSNA PRAFULCHANDRA LALIWALA, (17) SAROJ BHAGWATI SHAH, (18) NI
4. RMALA NAYANKUMAR JAVERI, (19) NAINA HARISH SHAH, (20) SHAKUNTALA BHARAT MERCHANT, (21) JAIMINI SANJAY WALIYA, (22) SURBHI JANAK KATAKIYA, (23) RANJITSINH CHATRABHUJ, (24) BINDU HIMATSINH AND (25) HEENA CHANDRASINH, therein referred to as "THE OWNERS" through its constituted attorney holder Mr. Nalin Patel and M/s J.V Builders therein referred as the Confirming Party no 1 and M/s. Rajvi Builders & Developers therein referred as the Confirming Party no 2 and Mr. Dharmesh Himmatlal Soni as the Confirming Party no.3 therein and Shreeji Sharan Realtors LLP, the Purchaser.
5. Conveyance deed dated 16/12/2021 registered with the office of sub registrar, Borivali under serial no. BRL-9/16584/2021 executed by and between Goenka & Associates Educational trust ('Vendor') and M/s Shreeji Sharan Realtors LLP (Purchaser).
6. Annual General Meeting resolution dated 15th November 2021.
7. Revised Letter of Intent dated 20<sup>th</sup> December 2022.

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**ANNEXURE B**  
**ENCUMBRANCES**

I note that there are no existing charges/mortgages created in respect of the said property and or Development rights of the Developer to the said property.

Date: 19.03.2024

Yours truly,

*Risha S*

ADVOCATE  
RISHA SHAH  
Reg No - MAH/545/2020

Risha Shah

Advocate

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**ANNEXURE C**  
**LITIGATIONS**

I note that there is no litigation in respect of the said property and or the development rights of the Developers in respect of the same.

Date: 19.03.2024

Yours truly,

*Risha.S*

**ADVOCATE**  
**RISHA SHAH**  
**Reg No - MAH/545/2020**

Risha Shah

Advocate