

FORMAT - A

(Circular No:- 28 /2021)

To

MAHARERA

Bandra, Mumbai

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to ALL THAT piece or parcel of land or ground admeasuring about 724 Sq, Yards equivalent to 605.5 Sq. Meters or thereabouts, within the limits of Greater Mumbai in the Revenue Village of Valnai, Taluka: Borivali in the District and registration sub-district of Mumbai City bearing Survey No. 56, Hissa No. 2 (Part), corresponding to CTS No 220, 220(1 to 5), Plot No. 31 situate at Marve Road, Opp. Orlem Church, Malad (West), Mumbai-400064 (hereinafter referred as the "Said plot").

We have investigated the title of the said plot on the request of (M/S SHREEJI CONSTRUCTIONS, owner / promoter / developer) and following documents i.e. :-

- 1. Description of the property :** ALL THAT piece or parcel of land or ground admeasuring about 724 Sq, Yards equivalent to 605.5 Sq. Meters or thereabouts, within the limits of Greater Mumbai in the Revenue Village of Valnai, Taluka: Borivali in the District and registration sub-district of Mumbai City bearing Survey No. 56, Hissa No. 2 (Part), corresponding to CTS No 220, 220(1 to 5), Plot No. 31, situate at Marve Road, Opp. Orlem Church, Malad (West), Mumbai-400064 ;
- 2. The documents of allotment of plot**

- i. Deed of Conveyance dated 16th June 1956, duly registered with Sub-Registrar of Bombay under No. 3780/56 Book no.1 made between Mr. Yakub Mohamed Khiledar, therein referred to as "**Vendor**" and Mr. James C. D'Costa (2) Mrs. Isabel D' Costa (3) Mrs. Esmeralda D' Costa(4) Mr. Richard D' Costa(5) Mrs. Thekma Cardoz (6) Mrs. Janet Fernandes (7) Mrs. Bertha Lobo (8) Mr. Ignatius D' Costa(9) Mrs. Annie Fernandes (10) Miss. Jaqueline D' Costa (11) Miss. Marie D' Costa (12) Martin D' Costa (13) Melville D' Costa and (14) Mrs. Clare Lawrence D' Costa, therein referred to as Purchasers,(for the sake of convenience referred to original co-owners), said Yakub Mohamed Khiledar sold, delivered, transferred, assigned and conveyed the said plot to the said original co-owners ;
- ii. Articles of Agreement dated 7th June 1994 made between the said original co-owners therein referred to as "Vendors" and M/S Nalini Construction sole proprietary concern of Mr. Sudhir Manohar More, the said org. co-owners sold, delivered, transfer, conveyed and assigned the said property together with development right of the said plot to M/S Nalini Construction at the price and the terms and conditions more particularly recited therein.

- iii. Deed of Conveyance Dt. 15th July 1996 made between the said original co-owners therein referred to as "Vendors" and M/S Nalini Construction sole proprietary concern of Mr. Sudhir Manohar More, the said org. co-owners sold, delivered, transfer, conveyed and assigned the said property together with development right of the said plot to M/S Nalini Construction;
- iv. The said Sudhir Manohar More by virtue of Will 5th May 2006 bequeathed the said plot together with D'Costa Mansion building property to his wife Sushma Sudhir More. The said Sudhir Manohar More expired on 4th July 2007;
- v. Probate of the said Will dt.5th May 2006 granted by hon'ble Bombay High Court to Sushma Sudhir More ;
- vi. Consent Term in High Court Suit no. 2476 of 2012, Sushma Sudhir More agreed to sale, deliver, transfer, assign and convey the said plot with D'costa Mansion building to M/S Shreeji Constructions
- vii. Consequent to Consent Term in High Court Suit No. 2476/2012 Deed of conveyance dt. 30th May 2022 duly registered under no. BRL-5/7218/2021 registered with the office Sub-Registrar, Borivali-5, made between Sushma Sudhir More therein referred to as Vendor and M/S Shreeji Construction, therein referred to

as “ Purchaser”, M/S Shreeji Construction on consideration recited therein, acquired ownership right of the said plot together with said D’Costa Mansion

3. Certified Extract of Property Register Card issued by the City Survey Office, Valnai dated name of M/S Shreeji Construction in respect of said plot yet to be recorded/mutated
4. Search report for 30 years from Mr. Chandrakant Chavan from _____ till _____
5. On perusal of the abovementioned documents and all other relevant documents relating to title of the said plot I am of the opinion that the title of M/S Shreeji Construction is clear, marketable and without any encumbrances.

Owners of the land

- (1) M/S SHREEJI CONSTRUCTION, CTS NO.220
- (2) M/S SHREEJI CONSTRUCTION, CTS NO.220/1
- (3) M/S SHREEJI CONSTRUCTION, CTS NO.220/2
- (4) M/S SHREEJI CONSTRUCTION, CTS NO.220/3
- (5) M/S SHREEJI CONSTRUCTION, CTS NO.220/4
- (6) M/S SHREEJI CONSTRUCTION, CTS NO.220/5

BHATI ASSOCIATE
Advocates, High Court

8879161658

Qualifying comments / remarks if any

3/- The report reflecting the flow of the title of the (M/S Shreeji Construction/ promoter/ developer / company) on the said plot is enclosed herewith as annexure.

Encl : Annexure

Advocate



(stamp)

Date:-

BHATI ASSOCIATE
LEGAL EXPERTISE
321, 3rd Floor, Dhreej Heritage Commercial
Building, Santacruz (W), Mumbai-400 054.