

**ADV. SMITESH M. BANE & ASSOCIATES**

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**Ref: No. 1/2025/ Legal Title Report**

Date: 25/07/2025

To  
The Maharashtra Real Estate Regulatory Authority  
Bandra Kurla Complex,  
Bandra- (East),  
Mumbai- 400 051.

**FORMAT A****(CIRCULAR NO: 28 / 2021)****LEGAL TITLE REPORT**

**Sub:** Title Clearance Certificate with respect to plot of land bearing Survey No. 142A, Hissa No. 7, Original Plot No. 463, Final Plot No. 272, TPS-V, Total area admeasuring 424.40 sq. meters of The Tanvi Co-operative Housing Society Ltd., corresponding to CTS Nos. 1695, 1695/ 1 to 2, situated at P. V. Cross Road, B. Shradhdhanand Road, Kunkuwadi, Vile Parle- (East), Mumbai- 400 057, of Revenue Village- Vile Parle, Taluka- Andheri, Mumbai Suburban District (hereinafter referred as the **said plot of land** for the sake of brevity).

Dear Sir,

I have investigated the title of the said plot of land on the request of my clients (Owners of said plot of land) viz. **The Tanvi Co-operative Housing Society Limited** on the basis of following documents i.e.

**1. Description of the property:**

Plot of land bearing Survey No. 142A, Hissa No. 7, Original Plot No. 463, Final Plot No. 272, TPS-V, Total area admeasuring 424.40 sq. meters of The Tanvi Co-operative Housing Society Ltd., corresponding to CTS Nos. 1695, 1695/ 1 to 2, situated at P. V. Cross Road, B. Shradhanand Road, Kunkuwadi, Vile Parle- (East), Mumbai- 400 057, of Revenue Village- Vile Parle, Taluka- Andheri, Mumbai Suburban District

**2. The documents of allotment of plot:**

- a) Conveyance Deed dated 8<sup>th</sup> December, 1945 by GABREIL FARASIS GHOSAL and FULICAL GABRIEL GHOSAL in favour of EVERATE PRASAD SAHAI and PHILIP alias FELIS BECHAR ROZE for area admeasuring 0-15  $\frac{3}{4}$  gunthas.
- b) Conveyance Deed dated 10<sup>th</sup> May, 1948 by EVERATE PRASAD SAHAI and PHILIP alias FELIS BECHAR ROZE in favour of BAL BRAHMACHARI VITHAL PRASAD MADRASWALA for area admeasuring 500 sq. yards.
- c) Conveyance Deed dated 10<sup>th</sup> May, 1948 by EVERATE PRASAD SAHAI and PHILIP alias FELIS BECHAR ROZE in

favour of KESHAVLAL VIRJI SHAH for area admeasuring 500 sq. yards.

- d) Partition Letter dated 24<sup>th</sup> July, 1948 thereby recording EVERATE PRASAD SAHAI and PHILIP alias FELIS BECHAR ROZE as Owners for area admeasuring 453 sq. yards.
- e) Conveyance Deed dated 1<sup>st</sup> March, 1949 by PHILIP alias FELIS BECHAR ROZE in favour of BAI ANJABALI DHIRAJLAL and PRAGJI RANCHOD MISTRI for area admeasuring 406 sq. yards.
- f) Conveyance Deed dated 1<sup>st</sup> March, 1949 by BAL BRAHMACHARI VITHAL PRASAD MADRASWALA in favour of BAI ANJABALI DHIRAJLAL and PRAGJI RANCHOD MISTRI for area admeasuring 446 sq. yards.
- g) Conveyance Deed dated 1<sup>st</sup> March, 1949 by EVERATE PRASAD SAHAI in favour of BAI ANJABALI DHIRAJLAL and PRAGJI RANCHOD MISTRI for area admeasuring 482 sq. yards.
- h) Registered Deed of Agreement dated 28<sup>th</sup> February, 1985 bearing Registration No. BDR-1319/1985 duly registered on 27<sup>th</sup> December, 1993 with the Sub- Registrar of Assurances, Bandra from D. PRAKASH PANDYA of M/s. Pooja Developers in favour of SHIVKUMAR MOTILAL JALAH.
- i) Registered Deed of Transfer dated 14<sup>th</sup> April, 2014 bearing Registration No. 5845/2014 duly registered on 22<sup>nd</sup> July, 2014 with the Sub- Registrar of Assurances, Andheri- 1 by the District Deputy Registrar, Co-operative Societies, Mumbai

City- III on behalf of KESHAVLAL VELJI SHAH and Others and M/S. JALAN CONSTRUCTION COMPANY as Transferors thereof in favour of RAMANLAL TRIVEDI (Secretary) and MAHENDRA SHAH (Chairman) on behalf of The Tanvi Co-operative Housing Society Ltd. as Transferees as per Unilateral Deemed Conveyance Order dated 24<sup>th</sup> March, 2014.

- j) Registered Development Agreement dated 14<sup>th</sup> July, 2025 duly registered on 14<sup>th</sup> July, 2025 bearing registration No. 1266/2025 with the Sub- Registrar of Assurances, Andheri- VII by Bharat S. Gutka, The Chairman, Manish R. Trivedi, The Secretary, Suhas L. Sawant, The Treasurer, Hemant Devraj Goel, Dilipkumar Nathooram Madhvi, Dedipya Dilipkumar Madhvi, Ramesh Bhagwanji Rayattha, Dhaval N. Sheth, Dhaval N. Sheth, Lochan Suhas Sawant, Bharat Shantilal Gutka, Rakesh Mahendra Shah, Dilip Padamshi Chheda, Kirit Padamshi Chheda, Vrinda Rohit Shah, Harshad Dalichand Doshi, Rajesh Suresh Trivedi, Shakuntala Ramanlal Trivedi, Manish Ramanlal Trivedi as confirming party-members on behalf of The Tanvi Co-operative Housing Society Ltd. the Society and MR. Sanket Luharooka, Director of Alliance City Developers Realtors Pvt. Ltd. the Developers.

In view of the above, The Tanvi Co-operative Housing Society Ltd. is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Plot of land for area admeasuring 424.40 sq. meters.

**3. 7/12 Extract:**

As per the 7/12 Extract, the Survey No. 142, Hissa No. A/7/A for total area admeasuring 0H.04R.81 sq. meters stands in the name of Keshavji Velji Shah as Holder thereof, which 7/12 extract as on date **stands closed.**

**4. 6/12 Extract:**

- a) As per Mutation Entry No. 3013 noted as per received sanctioned Akaar Phod Patrak from M/s. District Inspector Sir, Land Record, Mumbai Suburban District (not available).
- b) As per Mutation Entry No. 7005 dated 19<sup>th</sup> September, 1946, EVERATE PRASAD SAHAI and PHILIP alias FELIS BECHAR ROZE purchased area admeasuring 0-15  $\frac{3}{4}$  Gunthas from GABREIL FARASIS GHOSAL and FULICAL GABRIEL GHOSAL vide Conveyance Deed dated 8<sup>th</sup> December, 1945.
- c) As per Mutation Entry No. 8096 dated 9<sup>th</sup> February, 1949, BAL BRAHMACHARI VITHAL PRASAD MADRASWALA purchased area admeasuring 500 sq. yards from EVERATE PRASAD SAHAI and PHILIP alias FELIS BECHAR ROZE vide Conveyance Deed dated 10<sup>th</sup> May, 1948.

- d) As per Mutation Entry No. 8097 dated 9<sup>th</sup> February, 1949, KESHAVLAL VIRJI SHAH purchased area admeasuring 500 sq. yards from EVERATE PRASAD SAHAI and PHILIP alias FELIS BECHAR ROZE vide Conveyance Deed dated 10<sup>th</sup> May, 1948.
- e) As per Mutation Entry No. 8154 dated 10<sup>th</sup> February, 1949, EVERATE PRASAD SAHAI and PHILIP alias FELIS BECHAR ROZE became entitled to area admeasuring 453 sq. yards as per Partition Letter dated 24<sup>th</sup> July, 1948.
- f) As per Mutation Entry No. 8400 dated 14<sup>th</sup> May, 1949, BAI ANJABALI DHIRAJLAL and PRAGJI RANCHOD MISTRI purchased area admeasuring 406 sq. yards from PHILIP alias FELIS BECHAR ROZE vide Conveyance Deed dated 1<sup>st</sup> March, 1949.
- g) As per Mutation Entry No. 8401 dated 14<sup>th</sup> May, 1949, BAI ANJABALI DHIRAJLAL and PRAGJI RANCHOD MISTRI purchased area admeasuring 446 sq. yards from BAL BRAHMACHARI VITHAL PRASAD MADRASWALA vide Conveyance Deed dated 1<sup>st</sup> March, 1949.
- h) As per Mutation Entry No. 8402 dated 14<sup>th</sup> May, 1949, BAI ANJABALI DHIRAJLAL and PRAGJI RANCHOD MISTRI purchased area admeasuring 482 sq. yards from EVERATE PRASAD SAHAI vide Conveyance Deed dated 1<sup>st</sup> March, 1949.
- i) As per Mutation Entry No. 12744 dated 2<sup>nd</sup> February, 1971, rectification was done in revenue records regarding M. E. No.

8097 with respect to name of KESHAVLAL VIRJI SHAH as KESHAVLAL VELJI SHAH.

- j) As per Mutation Entry No. 13091/ 13126/ 13201: Under E-transaction Project using Re-edit module hand written 7/12 and 6/12 Extracts and 7/12 Extracts were closed.

#### **5. Property Registration Card:**

The latest Property Registration Card issued by the City Survey Office, Vile Parle, Mumbai Suburban District, in respect of said property, The Tanvi Co-operative Housing Society Ltd. is shown as Holder for area admeasuring 424. 40 sq. meters as per certified Deed of Unilateral Deemed Conveyance dated 22<sup>nd</sup> July, 2014 bearing Registration No. 5845/2014 duly registered with the Sub- Registrar of Assurances, Andheri- 1 and the tenure of the land is shown as "C" as per.

#### **6. Search Report:**

- a) The Title Search Report dated 23<sup>rd</sup> August, 2024 for last 50 years i.e. from year 1975 till the year 2024 issued by Search Clerk JAYANT A. CHIPKAR in respect of title search taken at the office of Sub Registrar of Assurances, Mumbai, Bandra and Andheri (I to VIII).
- b) The latest Title Search Report dated 26<sup>th</sup> July, 2025 for last 51 years i.e. from year 1975 till the year 2025 issued by Search Clerk JAYANT A. CHIPKAR in respect of title search taken at the office of Sub Registrar of Assurances, Mumbai, Bandra and Andheri (I to VIII).

On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot of land, I am of the opinion that the title of the said Owner i.e. **The Tanvi Co-operative Housing Society Ltd.** is clear, marketable and without any encumbrances area admeasuring 424.40 sq. meters.

**Owners of the land:**

The Tanvi Co-operative Housing Society Ltd. for Plot of land bearing Survey No. 142A, Hissa No. 7, Original Plot No. 463, Final Plot No. 272, TPS-V, Total area admeasuring 424.40 sq. meters, corresponding to CTS Nos. 1695, 1695/ 1 to 2, situated at P. V. Cross Road, B. Shraddhanand Road, Kunkuwadi, Vile Parle- (East), Mumbai- 400 057, of Revenue Village- Vile Parle, Taluka- Andheri, Mumbai Suburban District.

**Qualifying comments / remarks if any- NO comments/remarks.**

The report reflecting the flow of the title of Owners i.e. THE TANVI CO-OPERATIVE HOUSING SOCIETY LIMITED on the said plot of land is enclosed herewith as annexure.

On perusal of the abovementioned documents including Search Report and Litigations Search Report and all other documents relating to title of the said property, I am of the opinion that the title of the Owner is clear, marketable, unencumbered and free from reasonable doubts subject to the following comments and that the Developer i.e. Alliance City Developers Realtors Pvt. Ltd. is duly entitled to develop the said property as per the terms and conditions

of the aforesaid Development Agreement and in accordance with and subject to compliance with and observance of the terms and conditions of various permissions, approvals and sanctions that may be issued by the concerned authorities in respect of the said property or any construction thereon from time to time and the Developer is also entitled to sell/dispose of the flats/premises so constructed therein.

**Enc:** Annexure.

Place: Mumbai  
Date: 25/07/2025

  
(Smitesh M. Bane)  
Advocate High Court, Bombay





**ADV. SMITESH M. BANE & ASSOCIATES**

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**Mobile: 9664123339/9082969084**

**Ref: No. 2/2025/Title Flow**

**Date: 25/07/2025**

To  
The Maharashtra Real Estate Regulatory Authority  
Bandra Kurla Complex,  
Bandra- (East),  
Mumbai- 400 051.

**FORMAT A**

**(CIRCULAR NO: 28/2021)**

**FLOW OF THE TITLE OF THE SAID LAND**

**Sr. No.**

**Particulars**

**1. Title Documents:**

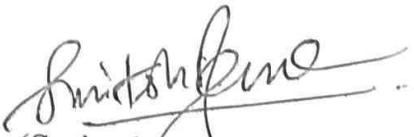
- a) Conveyance Deed dated 8<sup>th</sup> December, 1945 by GABREIL FARASIS GHOSAL and FULICAL GABRIEL GHOSAL in favour of EVERATE PRASAD SAHAI and PHILIP alias FELIS BECHAR ROZE for area admeasuring 0-15  $\frac{3}{4}$  Gunthas.
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with the Sub- Registrar of Assurances, Andheri- 1 by the District Deputy Registrar, Co-operative Societies, Mumbai City- III on behalf of KESHAVLAL VELJI SHAH and Others and M/S. JALAN CONSTRUCTION COMPANY as Transferors thereof in favour of RAMANLAL TRIVEDI (Secretary) and MAHENDRA SHAH (Chairman) on behalf of The Tanvi Co-operative Housing Society Ltd. as Transferees as per Unilateral Deemed Conveyance Order dated 24<sup>th</sup> March, 2014.

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2. Latest Property Registration Card issued by the City Survey Office, Vile Parle, Mumbai Suburban District, in respect of said property, wherein The Tanvi Co-operative Housing Society Ltd. is shown as Holder for area admeasuring 424. 40 sq. meters as per certified Deed of Unilateral Deemed Conveyance dated 22<sup>nd</sup> July, 2014 bearing Registration No. 5845/2014 duly registered with the Sub- Registrar of Assurances, Andheri- 1 and the tenure of the land is shown as "C" as per.
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4. Any other relevant title: Not found
5. Litigations if any: Not found

  
(Smitesh M. Bane)  
Advocate High Court, Bombay

Place: Mumbai  
Date: 25/07/2025

