

**ADV. SMITESH M. BANE**

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Ref: No. 1/2023/ Legal Title Report

Date: 28/03/2024

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 bearing No. 382, TPS – V, CTS No. 1880 bearing Old Survey No. 190, Hissa No. 7 total area admeasuring 456. 33 sq. meters of Revenue Village Vile Parle- (East), Taluka Vile Parle within the Registration District of Mumbai Suburban situated at Gujarati Mandal, Vile Parle- (East), Mumbai- 400 057 (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.

Tanwar Co- operative Housing Society Limited and on the basis of following documents i.e.

1. Description of the property:

Plot bearing No. 382, TPS – V, CTS No. 1880 bearing Old Survey No. 190, Hissa No. 7 total area admeasuring 456. 33 sq. meters of Revenue Village Vile Parle- (East), Taluka Vile Parle within the Registration District of Mumbai Suburban situated at Gujarati Mandal, Vile Parle- (East), Mumbai- 400 057.

2. The documents of allotment of plot:

Registered Deed of Conveyance dated 29th March, 2017 bearing Registration No. BDR/2497/2017 duly registered on 3rd April, 2017 in pursuance of Unilateral Deemed Conveyance Order and Certificate dated 15th January, 2015 issued by the District Deputy Registrar Co-operative Societies, Mumbai City- 3 and the Competent Authority u/s. 5 of the Maharashtra Ownership Flats and Transfer) Act, 1963 in favour of the Tanwar Co-operative Housing Society Ltd. and in view of the above, the Society is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Plot of land.

Registered Development Agreement dated 11th December, 2023 duly registered on 13th December, 2023 by the office bearers on behalf of the Tanwar Co-operative Housing Society Ltd. And its members as confirming parties thereof in favour of Alliance City Developers Realtors Pvt. Ltd.

3. Property Registration Card:

The latest Property Registration Card issued by the City Survey Office, Vile Parle, Mumbai Suburban District dated 4th February, 2019 is still shown as Agricultural land and it is required to be duly transferred in the name of the Tanwar Co- operative Housing Society Limited in pursuance of the said Unilateral Deemed Conveyance Order and Certificate dated 15th January, 2015.

4. Mutation Entry:

Latest Mutation Entry No. 1522 of 2016 certified on 24th November, 2011 by the City Survey Officer, Vile Parle, Mumbai Suburban District confirms the area of the said plot of land and it is required to be mutated in the name of the Tanwar Co- operative Housing Society Limited in pursuance of the said Unilateral Deemed Conveyance Order and Certificate dated 15th January, 2015.

5. Search Report:

Latest Title Search Report dated 25th August, 2023 for last 44 years from the year 1980 till the year 2023 issued by Search Clerk Jayant A. Chipkar in respect of title search taken by him at the office of Sub Registrar of Assurances, Mumbai, Bandra and Andheri (I to VIII).

Further Title Search Report dated 18th December, 2023 for last one (1) year i.e. for the year 2023 issued by Search Clerk Jayant A. Chipkar in respect of title search taken by him 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. **Tanwar Co-operative Housing Society Limited** is clear, marketable and without any encumbrances.

Owners of the land:

Tanwar Co- operative Housing Society Limited for Plot bearing No. 382, TPS – V, CTS No. 1880 bearing Old Survey No. 190, Hissa No. 7 total area admeasuring 456. 33 sq. meters of Revenue Village Vile Parle- (East), Taluka Vile Parle within the Registration District of Mumbai Suburban situated at Gujarati Mandal, Vile Parle- (East), Mumbai- 400 057.

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

The search report reflecting the flow of the title of Owners i.e. **TANWAR 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.



(Smitesh M. Bane)
Advocate High Court, Bombay

Place: Mumbai
Date: 28/03/2024

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Ref: No. 2/2023/Title Flow

Date: 28/03/2024

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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. Registered Deed of Conveyance dated 29th March, 2017 bearing Registration No. BDR/2497/2017 duly registered on 3rd April, 2017 in pursuance of Unilateral Deemed Conveyance Order and Certificate dated 15th January, 2015 issued by the District Deputy Registrar Co-operative Societies, Mumbai City- 3 and the Competent Authority u/s. 5 of the Maharashtra Ownership Flats and Transfer) Act, 1963 in favour of the Tanwar Co-operative Housing Society Ltd.

Registered Development Agreement dated 11th December, 2023 duly registered on 13th December, 2023 by the office

bearers on behalf of the Tanwar Co-operative Housing Society Ltd. And its members as confirming parties thereof in favour of Alliance City Developers Realtors Pvt. Ltd.

2. The latest Property Registration Card issued by the City Survey Office, Vile Parle, Mumbai Suburban District dated 4th February, 2019 as on the date of application.
3. The latest Mutation Entry No. 1522 of 2016 certified on 24th November, 2011 by the City Survey Officer, Vile Parle, Mumbai Suburban District.
4. The latest Title Search Report dated 25th August, 2023 for last 44 years from the year 1980 till the year 2023 issued by Search Clerk Jayant A. Chipkar in respect of title search taken by him at the office of Sub Registrar of Assurances, Mumbai, Bandra and Andheri (I to VIII) thereby confirming that there are no any adverse entries to the title of the said Owners viz. Tanwar Co-operative Housing Society Limited registered in respect of the said plot of land.

Further Title Search Report dated 18th December, 2023 for last one (1) year i.e. for the year 2023 issued by Search Clerk Jayant A. Chipkar in respect of title search taken by him at the office of Sub Registrar of Assurances, Mumbai, Bandra and Andheri (I to VIII).

5. Any other relevant title: Not found
6. Litigations if any: Not found



(Smitesh M. Bane)

Advocate High Court, Bombay

Place: Mumbai

Date: 28/03/2024

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