

Chamber

24/26 Cama Building,
2nd Floor, Dalal Street,
Fort, Mumbai - 400 001
India
Tel: - 9122-2265-3628
Mob: - 91 98203-66335
Email: advparagshah@gmail.com

PARAG M. SHAH

B.COM, LL. B.
ADVOCATE, HIGH COURT

FORMAT - A
(Circular No. 28/2021 dated 08.03.2021)

To,

Maha RERA

Housefin Bhavan Plot No. C-21,
Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of Land admeasurement 612.7 Square meters situated at Final Plot No. 63, Prabhat Colony, 6th Road Santacruz (East) Mumbai - 400055 in Revenue Village Bandra, Taluka Andheri in the Registration District and Sub-District of the Mumbai City and Mumbai Suburban.

I have investigated the title of the subject property on the request of **M/s. VERSATILE HOUSING AND INFRASTRUCTURE PRIVATE LIMITED**, a company registered under the Companies Act, 1956 having its registered office at 4, Parul, New Maneklal Mehta Estate, Ghatkopar (West), Mumbai - 400 086 (hereinafter referred as the said "**Developer**") and perused the copies of following documents:

1. Description of the property:

All that piece or parcel of Land or Ground together with the Society/Building standing thereon situate at Plot No. 90, Prabhat Colony, 6th Road Santacruz (East) Mumbai - 400055. Revenue Village Bandra, Taluka Andheri in the Registration District and Sub-District of the Mumbai City and Mumbai Suburban containing by admeasurement 612.7 Square meters or thereabouts bearing survey no.107 and Hissa No.5 having Final Plot No. 63 T.P. Scheme V- Santacruz of Municipal Ward No. H- East Ward assessing under the account no. HE-1800640030000 and Street No. 90 with building known as "Shreeji Kripa" of Lilac Co-operative Housing Society Limited consisting Ground +2 upper floors and 2 garages and surrounded and bounded as follows that is to say

On or towards East by	:	Plot No. 91 to 94
On or towards South by	:	Jaku Club Road
On or towards West by	:	Plot No. 89, Prabhat Kunj Building
On or towards North by	:	6 th Road, Prabhat Colony

2. The documents in relation to the ownership of the Property:

- i. Conveyance Deed dated 8th May 1964 bearing registration number BOM-R-1674/1964 for Plot No. 90 between Jehangir Bapuji Patel and Lilac Co-Operative Housing Society Limited;
- ii. Redevelopment Agreement dated 9th March 2023 bearing registration number BDR-4-3306-2023 between Lilac Co-Operative Housing Society Limited, the Members of the society and M/s. Versatile Housing and Infrastructure Private Limited;
- iii. Power of Attorney dated 31st March 2023 bearing registration number BDR-4-3307-2023 executed between Lilac Co-Operative Housing Society Limited in favour of M/s. Versatile Housing and Infrastructure Private Limited;
- iv. Registered Affidavit dated 25th April 2023 bearing registration number BDR-4-4304-2023.

3. 7/12 extracts and Property Card:

The copy of Land Records and 7/12 extracts in respect of the Property are obtained under the RTI application and from the website of Government of Maharashtra Revenue Department, i.e., <https://mahabhumi.gov.in/mahabhumilink>.

The xerox copy of the Certified Property Card obtained on 31st July, 2002 in respect of (old) CTS No.51 corresponding survey no. 107 and Hissa No.5 Ward no. nil. As per data available on the website of Government of Maharashtra, Revenue Department, i.e., <https://mahabhumi.gov.in/mahabhumilink> and RTI application dated 17th July 2023 filed in the City Survey Office, at Santacruz for obtaining the certified copies of the updated Property Card in due course.

The Property Card obtained from the website of Government of Maharashtra Revenue Department, i.e., <https://mahabhumi.gov.in/mahabhumilink> dated 25th August, 2023.

4. Search Report for the period of 63 years:

I have relied upon the Search Report dated 23rd June 2023 for the period 1960 to 2023 issued by Mr. N A. Giridhar (Title Investigator).

5. Public Notice:

I have also published a Public Notice dated 6th July 2023 in The Free Press Journal, Mumbai Edition, in English Newspaper, *inter-alia*, inviting objections from the public at large with respect to the investigation of the title of the said Property wherein no such objections were received.

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of Lilac Co-Operative Housing Society Limited is clear, marketable and without any encumbrances.

Owners of the Property:**Lilac Co-Operative Housing Society Limited**

All that piece or parcel of Land admeasuring 612.70 Square meters alongwith building and structure lying, being and situated at Final Plot No. 63, Prabhat Colony, 6th Road Santacruz (East) Mumbai – 400055 in Revenue Village Bandra, Taluka Andheri in the Registration District and Sub-District of the Mumbai City and Mumbai Suburban.

The report reflecting the flow of the title of the Lilac Co-Operative Housing Society Limited on the said land is enclosed herewith as **Annexure – A.**

Developer of the Property:**M/s. Versatile Housing and Infrastructure Private Limited**

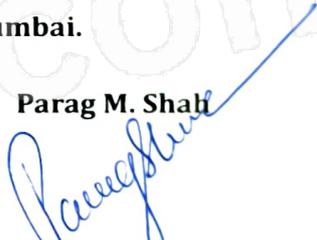
(Description of the Property: Same as above)

Qualifying comments/remarks:

The Title Certificate for the said Property has already been given on 26th July, 2023, the present Legal Title Report is given as per the required format with amendment under RERA registration.

Dated this 10th day of June, 2024 at Mumbai.

Parag M. Shah


(Advocate)

Encl: Annexures

Chamber

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FORMAT - A
(Circular No. 28/2021 dated 08.03.2021)
FLOW OF THE TITLE OF THE SAID LAND

1. Conveyance Deed dated 8th May 1964 bearing registration number BOM-R-1674/1964 for Plot No. 90 between Jehangir Bapuji Patel and Lilac Co-Operative Housing Society Limited;
2. Redevelopment Agreement dated 9th March 2023 bearing registration number BDR-4-3306-2023 between Lilac Co-Operative Housing Society Limited, the Members of the society and M/s. Versatile Housing and Infrastructure Private Limited;
3. Power of Attorney dated 31st March 2023 bearing registration number BDR-4-3307-2023 executed between Lilac Co-Operative Housing Society Limited in favour of M/s. Versatile Housing and Infrastructure Private Limited;
4. Registered Affidavit dated 25th April 2023 bearing registration number BDR-4-4304-2023;
5. 7/12 extracts or Property Card and RTI application dated 17th July 2023;
6. Property Card dated 25th August 2023
7. Search Report dated 23rd June 2023 for the period of 63 years;
8. Public Notice dated 6th July 2023 in The Free Press Journal, Mumbai Edition, in English Newspaper;
9. Any other relevant document;
10. Litigation if any: NIL.

Dated this 10th day of June, 2024 at Mumbai.

Parag M. Shah


(Advocate)