



MEHTA & CO.
ADVOCATES AND SOLICITORS

Ref. No.: H/2421/Title Report/02/2025

FORMAT -A
(Circular No. 28 / 2021)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to Plot of Land bearing New C.T.S. No. 4H, being Plot No. "T", admeasuring 3760.90 Square Meters, Village: Magathane, Taluka Borivali, Mumbai Suburban District, situated at Sai Baba Mandir Road, Borivali (West), Mumbai- 400 092 (hereinafter referred as "the said Plot").

We have investigated the title of the said Plot on the request of M/s. New India Constructions, and perused the following documents i.e. :-

1) Description of the Plot:-

Land originally bearing New C.T.S. No. 4H, being Plot No. "T", admeasuring 3760.90 Square Meters, Village: Magathane, Taluka Borivali, Mumbai Suburban District, situated at Sai Baba Mandir Road, Borivali (West), Mumbai- 400 092.

2) The documents of allotment of Plot:

(i) Copy of an Indenture of Conveyance dated 1st January, 1978 registered under Serial No. BOM/B/82 of 1978, made between Shrichand Parmanand Hinduja and Naraindas Kanaiyalal Hinduja, the Trustees of Shri Ram Nagar Trust No.1 (First Vendor), M/s. Elen Hotels and Investment Ltd. (Second Vendor), M/s. Shroff Brothers Trust (First Confirming Party), P. M. Shah (Second Confirming Party) and Irma Co-operative Housing Society Limited (Purchasers).

(ii) Development Agreement dated 14th September, 2023, registered with the Sub-Registrar of Assurances, Borivali 7, at Mumbai, under Serial No. BRL-7-/14334/2023, Irma Co-operative Housing Society Limited (Society), Jigna Manish Gandhi & others (Existing Members) and M/s. Shelaji Horizon LLP (Developer).

3) Digitally signed Property Card issued by City Survey Officer, Goregaon, Mumbai.

4) Search Report dated 10th February, 2024 for 75 years i.e. from 1950 till 2024.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot we are of the opinion that the title of the following owner/promoter is clear, marketable and without any encumbrances.

Owners of the Plot

Irma Co-operative Housing Society Limited.

Promoter of the Plot

M/s. Shelaji Horizon LLP

Qualifying comments/remarks if any:

- (a) We have caused to issue Public Notices in local Newspapers viz. Free Press Journal in English language and Navshakti in Marathi language on 9th March, 2023. We have not received any claim or objection in response to the said Public Notices issued in the News Papers.
- (b) We have relied on the aforesaid Search Report, after assuming the same to be true, accurate and not misleading. The search conducted at the office of the Sub-Registrar at Mumbai and Bandra are subject to the availability of records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being torn and mutilated. We also disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being not uploaded or improperly uploaded on the official Website of the Department of Registration & Stamps, Government of Maharashtra viz. <https://esearchigr.maharashtra.gov.in>.
- (c) Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Plot.
- (d) We are not qualified to and have not independently verified the area of the said Plot and have referred to and retained the admeasurements as we have found them in various documents.
- (e) We express no view about zoning/user/reservations/FSI or developability of the said Plot.
- (f) For the purpose of this Legal Title Report, we have assumed:
 - (i) The legal capacity of all natural persons, genuineness of all signatures and authenticity of all documents submitted to us as photocopies;
 - (ii) That the photocopies provided to us are accurate photocopies of the originals;
 - (iii) That all documents have been adequately stamped and duly registered, as required in law;
 - (iv) The accuracy and completeness of the factual representations made in the documents;
 - (v) Each document binds the parties intended to be bound thereby.
 - (vi) All information, including the photocopies of documents,

slb.

supplied to us is complete, accurate and not misleading;

The Report reflecting the flow of the title of the Owner and Promoter on the said Plot is enclosed herewith as Annexure.

Encl: Annexure.

Date: 05.08.2025.

**For Mehta & Co.
Advocates & Solicitors**


Proprietor

Housiey.com



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FLOW OF THE TITLE OF THE SAID PLOT

1. By an Indenture of Conveyance dated 1st January, 1978 registered under Serial No. BOM/B/82 of 1978, made between Shrichand Parmanand Hinduja and Naraindas Kanaiyalal Hinduja, the Trustees of Shri Ram Nagar Trust No.1 (First Vendor), M/s. Elen Hotels and Investment Ltd. (Second Vendor), M/s. Shroff Brothers Trust (First Confirming Party), P. M. Shah (Second Confirming Party) and Irma Co-operative Housing Society Limited (Purchasers), the said First Vendor and Second Vendor, with the consent and confirmation of the First Confirming Party and Second Confirming Party, conveyed, transferred and assigned the said Plot, unto and in favour of Irma Co-operative Housing Society Limited, at or for the consideration and on the terms and conditions more particularly stated therein.
2. By a Development Agreement dated 14th September, 2023, registered with the Sub-Registrar of Assurances, Borivali 7, at Mumbai, under Serial No. BRL-7-14334/2023, Irma Co-operative Housing Society Limited granted the development rights of the said Plot unto and in favour of M/s. Shelaji Horizon LLP, at or for the consideration and on the terms and conditions more particularly stated therein.

Sr. No.

- 1) Digitally signed Property Cards.
- 2) Search Report dated 10th February, 2024 for 75 years i.e. from 1950 till 2024, taken from Sub-Registrar office at Mumbai and Bandra, and on the official Website of the Department of Registration & Stamps, Government of Maharashtra, <https://esearchigr.maharashtra.gov.in>.
- 3) Any other relevant title: Nil
- 4) Litigations if any: Nil

Date: 05.08.2025.

For Mehta & Co.
Advocates & Solicitors


Proprietor

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