



Chandan Matel TC
818

FORMAT – A
(Circular No.28/2021)

Date: 14/07/2025

To
MahaRERA
Housefin Bhavan,
Near Reserve Bank of India, "E" Block,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to **ALL THAT** piece or
parcel of land bearing Final Plot No.33 of Town Planning Scheme Santacruz
No. III (Varied) admeasuring 3609.53 sq. mtrs. earlier bearing corresponding
CTS No.182 and 182/1 to 27 of Village - "I" Ward Bandra, Taluka – Andheri,
District – Mumbai Suburban situate at 11th Road, TPS III, Sen Nagar,
Santacruz (East), Mumbai – 400055 (hereinafter referred to as "**the said
Property**").

1. On request of Jet Speed Realtors Pvt. Ltd. a company incorporated under the Companies Act, 2013, having address at 1232-A, Solaris One, N. S. Phadke Marg, Opp Telli galli, Andheri (East), Mumbai 400069 (hereinafter referred to as "**the Developers**"), we have investigated their title to redevelop the said property.



- 1) **Description of the Property:** ALL THAT piece or parcel of land bearing Final Plot No.33 of Town Planning Scheme Santacruz No. III (Varied) admeasuring 3609.53 sq. mtrs. earlier bearing corresponding CTS No.182 and 182/1 to 27 of Village - "I" Ward Bandra, Taluka – Andheri, District – Mumbai Suburban situate at 11th Road, TPS III, Sen Nagar, Santacruz (East), Mumbai – 400055.
- 2) The documents of allotment of the property: (Annexure A)
 - i. Deed of Conveyance dated 06.05.2002, duly registered with the Office of Sub – Registrar of Assurances under Serial no. BDR1-5895-2002 on 01.11.2002.
 - ii. Development Agreement dated 11.09.2024, duly registered with Sub-Registrar of Assurance, Andheri Taluka on 11.09.2024 under Sr. No. BDR7-16454-2024.
 - iii. Power of Attorney dated 11.09.2024, duly registered with Sub-Registrar of Assurance, Andheri Taluka on 11.09.2024 under Sr. No. BDR7-16459-2024.
 - iv. Property Card of property bearing Final Plot No.33 of Town Planning Scheme Santacruz No. III (Varied) admeasuring 3609.53 sq. mtrs., City Survey Office – Bandra, Taluka – Andheri, District – Mumbai Suburban.
 - v. Property Card of property bearing CTS No.182 and 182/1 to 27 of Village – "I" Ward Bandra, Taluka – Andheri, District – Mumbai Suburban.



- vi. Town Planning Scheme Remarks in respect of Final Plot No.33 of Town Planning Scheme Santacruz No. III (Varied)
- vii. Public notice in two newspapers namely Free Press Journal in English and Navshakti in Marathi on 30.08.2024.
- viii. Search Report dated 09.10.2024 for 29 years carried out by search clerk P. S. JADHAV.

3) Property Card of property bearing Final Plot No.33 of Town Planning Scheme Santacruz No. III (Varied) admeasuring 3609.53 sq. mtrs., City Survey Office – Bandra, Taluka – Andheri, District – Mumbai Suburban with mutation entry details (As per Annexure “B” attached)

4) Property Card of property bearing CTS No.182 and 182/1 to 27 of Village – “I” Ward Bandra, Taluka – Andheri, District – Mumbai Suburban with mutation entry details (As per Annexure “B-1” attached)

5) Town Planning Scheme Remarks in respect of Final Plot No.33 of Town Planning Scheme Santacruz No. III (Varied).

6) Public notice in two newspapers namely Free Press Journal in English and Navshakti in Marathi on 30.08.2024.



7) Search Report dated 09.10.2024 for 29 years carried out by search clerk P. S. JADHAV.

2. On perusal of the above-mentioned documents relating to the said property we are of the opinion that the title of Jet Speed Realtors Pvt. Ltd. to re-develop the said property is clear and marketable.

(1) **Owners of the land: CHANDAN MAHAL CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Society registered under the Maharashtra Co-operative Societies Act, 1960, under No. BOM/W-H(EAST)/HSG/(TC)/7076 OF 1992-93 DATED 09.01.1993, having its registered office at Chandan Mahal, 11th Road, TPS II, Santacruz (East), Mumbai - 400055, being owners of the said property ("Society").

(2) Qualifying comments/remarks

(3) The report reflecting the flow of the title of Jet Speed Realtors Pvt Ltd. to redevelop the said property.

Encl.: Annexures A and B

Advocate
(Stamp)

Date: 14/07/2025



Annexure A: Title Documents of the property

- i. Deed of Conveyance dated 06.05.2002, duly registered with the Office of Sub – Registrar of Assurances under Serial no. BDR1-5895-2002 on 01.11.2002.
- ii. Development Agreement dated 11.09.2024, duly registered with Sub-Registrar of Assurance, Andheri Taluka on 11.09.2024 under Sr. No. BDR7-16454-2024.
- iii. Power of Attorney dated 11.09.2024, duly registered with Sub-Registrar of Assurance, Andheri Taluka on 11.09.2024 under Sr. No. BDR7-16459-2024.
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Advocate
(Stamp)
Date: 14/07/2025



Annexure B:

Property Card – Mutation Entry Details

CTS No / F.P.No.	Mutation Entry No	Mutation Entry Date
Final Plot No.33 of Town Planning Scheme Santacruz No. III (Varied) admeasuring 3609.53 sq. mtrs., City Survey Office – Bandra, Taluka – Andheri, District – Mumbai Suburban	Property Card Not yet mutated in the name of the Society on Property Card of the said property	NA

Advocate
(Stamp)

Date: 14/07/2025



Annexure B-1:
Property Card – Mutation Entry Details

CTS No / F.P.No.	Mutation Entry No	Mutation Entry Date
CTS No.182 and 182/1 to 27 of Village – “I” Ward Bandra, Taluka – Andheri, District – Mumbai Suburban	Property Card Not yet mutated in the name of the Society on Property Card of the said property	NA

Advocate
(Stamp)

Date: 14/07/2025



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Qualifying comments/remarks

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.	Particulars	Particulars		
1.	P. R. Card (F.P.No.)	Property Card of property bearing Final Plot No.33 of Town Planning Scheme Santacruz No. III (Varied) admeasuring 3609.53 sq. mtrs., City Survey Office – Bandra, Taluka – Andheri, District – Mumbai Suburban.		
2.	P.R.Card (CTS No.)	Property Card of property bearing CTS No.182 and 182/1 to 27 of Village – “I” Ward Bandra, Taluka – Andheri, District – Mumbai Suburban.		
3.	Mutation Entry (F.P.No.)	CTS No / F.P.No.	Mutation Entry No	Mutation Entry Date
		Final Plot No.33 of Town Planning Scheme Santacruz No. III	Property Card Not yet mutated in	NA



		(Varied) admeasuring 3609.53 sq. mtrs., City Survey Office – Bandra, Taluka – Andheri, District – Mumbai Suburban	the name of the Society on Property Card of the said property	
4.	Mutation Entry (CTS No.)	CTS No / F.P.No.	Mutation Entry No	Mutation Entry Date
		CTS No.182 and 182/1 to 27 of Village – “I” Ward Bandra, Taluka – Andheri, District – Mumbai Suburban	Property Card Not yet mutated in the name of the Society on Property Card of the said property	NA
5.	Search Report	Search Report dated 09.10.2024 for 29 years carried out by search clerk P. S. JADHAV.		
6.	Any other relevant title	(i) Deed of Conveyance dated 06.05.2002, duly registered with the Office of Sub – Registrar of		



		<p>Assurances under Serial no. BDR1-5895-2002 on 01.11.2002.</p> <p>(ii) Development Agreement dated 11.09.2024, duly registered with Sub-Registrar of Assurance, Andheri Taluka on 11.09.2024 under Sr. No. BDR7-16454-2024.</p> <p>(iii) Power of Attorney dated 11.09.2024, duly registered with Sub-Registrar of Assurance, Andheri Taluka on 11.09.2024 under Sr. No. BDR7-16459-2024.</p> <p>(iv) Town Planning Scheme Remarks in respect of Final Plot No.33 of Town Planning Scheme Santacruz No. III (Varied).</p> <p>(v) Public notice in two newspapers namely Free Press Journal in English and Navshakti in Marathi on 30.08.2024.</p>
7.	Litigations	NIL



	if any:	
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Yours Truly,


(Advocate)



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