



Chandan Mahel 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 11<sup>th</sup> 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 11<sup>th</sup> 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.
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- 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, 11<sup>th</sup> 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.
- 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.

  
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





**Format A**  
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**Qualifying comments/remarks**

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

<b>Sr. No.</b>	<b>Particulars</b>	<b>Particulars</b>		
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.)	<table><tr><td>CTS No / F.P.No.</td><td>Mutation Entry No</td><td>Mutation Entry Date</td></tr><tr><td>CTS No.182 and 182/1 to 27 of Village – “I’ Ward Bandra, Taluka – Andheri, District – Mumbai Suburban</td><td>Property Card Not yet mutated in the name of the Society on Property Card of the said property</td><td>NA</td></tr></table>			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
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)



Date: 14/07/2025

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