

FORMAT – A  
(Circular No.: 28/2021)

To,  
MahaRERA,  
Mumbai.

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to all that the **Jyotdeep Mahal Co-operative Housing Society Ltd.**, a Co-operative Society registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSK/K-6919/1981, dated 16.02.1981 having its registered office at 6, Nanda Patkar Road, Vileparle (East), Mumbai – 400057 (hereinafter referred as “**the said plot**”).

I have investigated the title of the said plot on the request of **Jyotdeep Mahal Co-operative Housing Society Ltd.** and “**M/s. Graphite Realty**” and following documents i.e.:-

- 1) Description of the property:-** land admeasuring about 421.10 Sq. Meters as per conveyance of land bearing Original Plot No. 181, Final Plot No. 208, of TPS- ‘V’, Vile Parle (East), Survey No. 103/A, Hissa No. 6 & 7, corresponding CTS No. 1666, 1666/1 to 1666/10, Village Ville Parle (East), Taluka Vile Parle in the registration of Mumbai Suburban being situate at 6, Nanda Patkar Road, Vile Parle (East), Mumbai - 400057.
- 2) The documents of allotment of plot:-** i) By virtue of **Conveyance Deed (Deemed/Unilateral)** dated 31.03.2022 duly register with Sub-registrar and Assurance Andheri under serial no. BDR-1-9002-2022, registered on 07.06.2022 executed by Shri Kailesh Jeble, District Deputy Registrar Co-operative Societies (3) Mumbai and the Competent Authority in favour of JYOTDEEP MAHAL CHS LTD as purchaser.  
ii) **Development Agreement dated 18.04.2024** executed by and between “Jyotdeep Mahal Co-op. Hsg Soc. Ltd.” as the Society of First part, “The members of Jyotdeep Mahal Co-op. Hsg Soc. Ltd.” as Second Part and “M/s. Graphite Realty” as the Developer of third part” duly registered under serial no. BDR18-6868-2024 with the Sub-registrar of Assurance Andheri No. VII.  
iii) Power of Attorney dated 18.04.2024 granted by “Jyotdeep Mahal Co-op. Hsg Soc. Ltd.” in favour of the Developer “M/s. Graphite Realty” and its partners duly registered under serial no. BDR18-6877-2024 with the Sub-registrar of Assurance Andheri No. VII.
- 3) Property card issued by City Survey Office Andheri, stand in name of Jyotdeep Mahal CHS Ltd. dated 18.09.2023, mutation entry no. 25 dated 18.09.2023.**

**AJIT O. UPADHYAY**  
Advocate High Court,  
B-4, 213, Rajashree Shopping Center  
CHS Ltd. Opp. Railway Station,  
Mira Road (East), Thane- 401107.

*[Signature]*

# AJIT O. UPADHYAY

B.COM, L.L.B

ADVOCATE, HIGH COURT

B-4, 213, Rajashree Shopping Center CHS Ltd., Opp. Station, Mira Road (East), Thane-401107, Email: [upadhyayaajeet@gmail.com](mailto:upadhyayaajeet@gmail.com), Mobile. 7977373989

4) **Search report** for 30 years from 1992 to 2022 [30 years], search taken at sub-registrar Office at Andheri and Bandra from 1992 to 2022 [30 years] and search in computer records of Sub-registrar office from 2002 to 2022 [20 years]

2/- On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Jyotdeep Mahal CHS Ltd. is clear, marketable and without any encumbrances. The said Society **"JYOTDEEP MAHAL CHS Ltd."** is having ownership right of the Said Plot and **"M/s. Graphite Realty"** is having development right of the said plot.

## Owner of The Land/Property:

1) **Jyotdeep Mahal Co-op. Hsg. Soc. Ltd.** (Owner)

**"M/s. Graphite Realty"** (Developer)

In respect of land admeasuring about 421.10 Sq. Meters as per conveyance of land bearing Original Plot No. 181, Final Plot No. 208, of TPS- 'V', Vile Parle (East), Survey No. 103/A, Hissa No. 6 & 7, corresponding CTS No. 1666, 1666/1 to 1666/10, Village Ville Parle (East), Taluka Vile Parle in the registration of Mumbai Suburban being situate at 6, Nanda Patkar Road, Vile Parle (East), Mumbai - 400057

2) Qualifying Comments/ remark if any: NO

3/- The report reflecting the flow of the title of the **Jyotdeep Mahal Co-op. Hsg. Soc. Ltd.** (Owner) and **"M/s. Graphite Realty"** (Developer) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 21.06.2024

Ajit Upadhyay

**AJIT O. UPADHYAY**  
**Advocate High Court,**  
B-4, 213, Rajashree Shopping Center  
CHS Ltd., Opp. Railway Station,  
Mira Road (East), Thane- 401107.



**B-4, 213, Rajashree Shopping Center CHS Ltd., Opp. Station, Mira Road (East), Thane-401107, Email: [upadhyayaajeet@gmail.com](mailto:upadhyayaajeet@gmail.com) , Mobile. 7977373989**

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**(Circular No.:- 28/2021)**

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

**Sr. No.**

1. **Property card as on date of application for registration:-** Property card issued by City Survey Office Andheri, stand in name of Jyotdeep Mahal CHS Ltd. dated 18.09.2023, mutation entry no. 25 dated 18.09.2023.
2. Mutation entry No.: mutation entry no. 25 dated 18.09.2023.
3. **Search report** for 30 years from 1992 to 2022 [30 years], search taken at sub-registrar Office at Andheri, Vileparle and Bandra from 1992 to 2012 [30 years] and search in computer records of Sub-registrar office from 2002 to 2022 [20 years].
4. Any other relevant title: Not Applicable.
5. Litigations if any: Not Applicable

Date:21.06.2024

  
Ajit Upadhyay  
(Advocate)

**AJIT O. UPADHYAY**  
**Advocate High Court,**  
**B-4, 213, Rajashree Shopping Center**  
**CHS Ltd., Opp. Railway Station,**  
**Mira Road (East), Thane- 401107.**