

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: uppadhyayajeet@gmail.com, Mobile. 7977373989

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/HSG/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.

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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



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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)

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