

CHARUSHILA J. RAORANE, B.COM, LL. B,



Advocate, High Court, Mumbai

H/505, Fifth Floor, Ekta Bhoomi Garden, Dattapada Road, Opp. TATA Steel, Borivali (East), Mumbai – 400 066

FORMAT – A
(Circular No:- 28/2021)

To

Maharashtra Real Estate Regulatory Authority (MahaRERA)

6th & 7th Floor, Housefin Bhuvan,

Plot C 21E – Block, Bandra Kurla Complex,

Bandra (East), Mumbai – 400051.

Sub: ALL THAT piece or parcel of land admeasuring 2094 Sq. Mtrs., as per Property Card and structure bearing plot No.26/B of survey No26., Hissa No.1 (Part) & Hissa No 3(Part), corresponding C.T.S. No.307/39/B of Village: Valnai, City Survey office- Goregaon, Mumbai suburban district and being together with structure of building comprising of “A”, “B”, “C”, & “D” Wing each Wing Consisting of Ground Floor +4th Upper Floor and Comprising of having 59 residential premises and 12 Commercial premises known as “ Navjivan” (“ Buildings”) thereabout Society Known as “**The Malad Navjivan Co-operative Housing Society Limited**” (“**Society**”) situated at Inamdar layout, Mith Chowki, Ramchandra Cross Lane, Evershine Nagar, Malad (West), Mumbai- 400064 (“**Buildings & Society**”) (collectively, the “**Property**”)

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1. **INTRODUCTION :**

I have investigated the title of **The Malad Navjivan** Co-operative Housing Society Limited (“**Society**”) to the said property, on the request of my client **M/s. JDN Builders LLP** (“**Developer**”) and on perusal of the copies of documents mentioned below, I observe as under.

2. **DESCRIPTION OF THE PROPERTY**

ALL THAT piece or parcel of land admeasuring 2094 Sq. Mtrs., as per Property Card and structure bearing plot No.26/B of survey No26., Hissa No.1 (Part) & Hissa No 3(Part), corresponding C.T.S. No.307/39/B of Village: Valnai, City Survey office- Goregaon, Mumbai suburban district and being together with structure of building comprising of “A”, “B”, “C”, & “D” Wing each Wing Consisting of Ground



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Floor +4th Upper Floor and Comprising of having 59 residential premises and 12 Commercial premises known as “Navjivan” (“Buildings”) thereabout Society Known as “The Malad Navjivan Co-operative Housing Society Limited” (“Society”) situated at Inamdar layout, Mith Chowki, Ramchandra Cross Lane, Evershine Nagar, Malad (West), Mumbai- 400064 (“Land”), within the limit of R/Central Ward of Municipal Corporation of Greater Mumbai, Maharashtra State and bounded as follows:

- On or towards North : by CTS No.307/39A
On or towards South : 13.40 Mtrs. D.P. Road
On or towards East : 13.40 Mtrs. D.P. Road
On or towards West : CTS No.307/38

3. | THE DOCUMENTS OF ALLOTMENT OF PLOT:-

- a. Pursuant of the Indenture of Conveyance dated 18th April 1985 made between M/s. Pankaj Co-operative Housing Development Society Limited “the Vendors” through Jain builders and The Malad Navjivan CHSL, “the purchasers” who agreed to purchase the plot of land admeasuring 2090 square meters or thereabouts bearing Plot No. 26/B, Survey No.26,Hissa No1(part) & 3(Part), C.T.S No. 307/39/B, Subdivided by the Municipal Corporation of Greater Mumbai which is duly registered vide document No. S/1440/85 dated 16/02/2009 in the office of Sub-Registrar, Mumbai.
- b. The purchasers of the premises formed a co-operative society by the name of “The Malad Navjivan Co-Operative Housing Society Ltd.”, under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/PR/7445/1981 dated 9th March 1981 (“Society”).
- c. the said land purchased from Pankaj Co-operative Housing Development society Ltd as the “Vendors” and Jain Builders as the “Builders” who constructed and sold Flats/shops in the building known as “Navjivan” on ownership basis to different



purchasers.

- d. At the instance of the “Builders”, the Purchasers of Flats/Shops in the Said Building “Navjivan” have formed themselves into a co-operative society i.e. “The Malad Navjivan Co-operative Housing Society being the Purchasers Society.
- e. At the request of the builders, the said Vendors i.e., Pankaj CHSL have agreed to execute the said Indenture of conveyance dated 18th April 1985 in favour of the said Purchaser society i.e. The Malad Navjivan Co-operative housing Society Ltd in respect of layout and Sub-division of plot No 26 of A. S. Inamdar Layout at Village Valnai, Malad (West) for A. S. Inamdar bearing C.T.S No.307 in Registration district and sub-district of Bombay City & Bombay Suburban.
- f. From the above land and structure admeasuring area about 2090 Sq. Mtrs (as per Conveyance Deed) of plot No 26/Survey No.26, Hissa No. 1(part) & Hissa No.3 (part), C.T.S No.307/39/B of Village Valnai in District & Sub-District of Bombay city & Bombay Suburban conveyed by Pankaj CHSL to “The Malad Navjivan CHSL” vide Indenture dated 18/04/1985 duly registered on 16/02/2009 under document serial No. S/1440/85 by the Sub-Registrar, Mumbai.

(3A) GRANT OF DEVELOPMENT RIGHTS BY OWNER/SOCIETY:-

By and under Development Agreement dated 31.10.2025 made between the said The Malad Navjivan Co-operative Housing Society Ltd. Society therein called the Society of the one part and my clients i.e. **M/s. JDN Builders LLP** therein called the Developers of the other part, and the said Society has granted the rights of developments and other rights in respect of the said Property to and in favour of my clients interalia to demolish the said Building known as ‘The Malad Navjivan Co-operative Housing Society Ltd’ and to construct a new building on the said Land by consuming/utilizing all permissible F.S.I. available in respect of the said Land fungible F.S.I. and outside T.D.R. etc. as standalone building in accordance with the DCPR for Greater Mumbai 2034 at or for the consideration and upon the terms and conditions therein mentioned. The said Development Agreement

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is duly registered with the office of the Sub-Registrar of Assurances at Mumbai No. 17 under Serial No. MBI-17/17944 of 2025.

- (3B) In pursuance of the said Development Agreement dated 31.10.2025, the said Society has also executed Power of Attorney dated 31.10.2025 for the development of the said Property in favour of M/s. JDN Builders LLP of the said Developers authorizing them to do certain acts in respect of the said Property as mentioned therein. The said Power of Attorney is registered with the Sub-Registrar of Assurances at Mumbai- 17 under Serial No. MBI- 17/17945 of 2025.

4. **PROPERTY CARD AND REVENUE RECORD:**

As per property card bearing No: 307/39/B area admeasuring 2094 Square Meters and 2090 Sq. Mtrs (as per Conveyance Deed) and the names of (1) Achyutkumar Shantilal Inamdar, (2) Harishkumar Shantilal Inamdar, (3) Devkikumar shantilal Inamdar and Pankaj Co-op Housing Society Limited are recorded as holder or lessors of the said land at Village-Valnai, Taluka-Goregoan, District-Mumbai Suburban. I have also perused the site plan of plot bearing No.26/1(part) of Village Valnai for “The Malad Navjivan CHSL”, admeasuring 2091.08 Square Meters and also found C.T.S No. 307 is Non-Agriculture Land in the extract of Land Records.

5. **OWNERS OF THE LAND**

By virtue of the aforesaid deeds and event was seized, possessed and sufficiently entitled of the Property.

6. 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 The Malad Navjivan Co-operative Housing Society Limited is clear, marketable and without any encumbrances and **M/s. JDN Builders LLP** is entitled to redevelop the said property.

Owner of the land

The Malad Navjivan Co-operative Housing Society Ltd.



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Developer of the land

M/s. JDN Builders LLP

7. The report reflecting the flow of the title of The Malad Navjivan Co-operative Housing Society Ltd. as owners and **M/s. JDN Builders LLP** as Developer on the said land is enclosed herewith as Annexure-A.



Adv. Charushila J. Raorane
Bombay High Court

Encl : Annexure -A

Date : 26.11.2025

N.B.: The Title Report thereto are issued for my client's use and are based on copies of the documents furnished to me as mentioned therein.

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Annexure-A

(Circular No:-28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sub: ALL THAT piece or parcel of land admeasuring 2094 Sq. Mtrs., as per Property Card and structure bearing plot No.26/B of survey No26., Hissa No.1 (Part) & Hissa No 3(Part), corresponding C.T.S. No.307/39/B of Village: Valnai, City Survey office-Goregaon, Mumbai suburban district and being together with structure of building comprising of “A”, “B”, “C”, & “D” Wing each Wing Consisting of Ground Floor +4th Upper Floor and Comprising of having 59 residential premises and 12 Commercial premises known as “ **Navjivan**” (“ **Buildings**”) thereabout Society Known as “**The Malad Navjivan Co-operative Housing Society Limited**” (“**Society**”) situated at Inamdar layout, Mith Chowki, Ramchandra Cross Lane, Evershine Nagar, Malad (West), Mumbai- 400064 (“**Buildings & Society**”) (collectively, the “**Property**”)

My observation relating to the title of the “The Malad Navjivan Co-Operative Housing Society Limited” to the said property described in the Schedule hereunder written and also the entitlement of **M/s. JDN Builders LLP**, to undertake the redevelopment of the said property is as under:

- a. Pursuant of the Indenture of Conveyance dated 18th April 1985 made between M/s. Pankaj Co-operative Housing Development Society Limited “the Vendors” through Jain builders and The Malad Navjivan CHSL, “the purchasers” who agreed to purchase the plot of land admeasuring 2090 square meters or thereabouts bearing Plot No. 26/B, Survey No.26,Hissa No1(part) & 3(Part), C.T.S No. 307/39/B, Subdivided by the Municipal Corporation of Greater Mumbai which is duly registered vide document No. S/1440/85 dated 16/02/2009 in the office of Sub-Registrar, Mumbai.
- b. The purchasers of the premises formed a co-operative society by the name of “The Malad Navjivan Co-Operative Housing Society Ltd.”, under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/PR/7445/1981 dated



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9th March 1981 (“Society”).

- c. Pursuant to the aforesaid Deed of Conveyance, the Society became absolutely entitled to the said Property.
- d. The Said society by and under Development Agreement dated 31.10.2025 executed by and between the said society and Said Members and the Developer and duly registered with the sub- registrar of assurances under Sr. No. MBI-17/17944 of 2025, Dated 31.10.2025, the Society and Members therein did thereby grant and assign Development Rights in respect of the said property for consideration and on terms, conditions and covenants therein recorded. The said society have also issued registered Power of Attorney Dated 31.10.2025 with duly registered with the sub- registrar of Assurance under Sr. No. MBI-17/17945 of 2025, The said documents are not the subject matter of any litigation and the same is valid, subsisting and binding upon the parties thereto.
- e. Thus, the appointment of **M/s. JDN Builders LLP** as Developers of the said property by the Society is valid and legal and as Developers **M/s. JDN Builders LLP.**, is fully entitled to implement redevelopment of the said property.
- i) Any other relevant title – Not Applicable
- ii) Litigations if any – No



Yours faithfully,

Adv. Charushila J. Raorane
Bombay High Court

N.B.: The Title Report thereto are issued for my client's use and are based on copies of the documents furnished to me as mentioned therein.