



T. R. PATEL

ADVOCATE HIGH COURT

Ref:- Sam/Dev/2020

Date :- 07/06/2021

To,
MAHA RERA,

LEGAL TITLE REPORT

SUB:-Title clearance certificate with respect to plot No. Plot bearing Survey No. 46, Hissa No.6 (Part), C.T.S. No. 385(Part), admeasuring about 1100 Sq. Mtrs. alongwith the structures standing thereon of Revenue Village of Valnai, Taluka-Borivali, Mumbai Suburban District (hereinafter referred as the said property).

I have investigated the title of the said plot on the request of (M/s. Samarth Erectors & Developers Mariyamman, 4, Chandrakant Apts., Shreyas Colony, Aarey Road, Goregaon (E), Mumbai- 400 062) and following documents i.e:- Copies of Property Card, 7/12 Extract Copy of LOI, Conveyance Deed dated 2nd September 2008 and Deed of Conveyance dated 31/12/2010 , documents furnished to me by you in respect of the said as mentioned hereinabove.

1. **Description of the property:** - Plot bearing Survey No. 46, Hissa No.6 (Part), C.T.S. No. 385(Part), admeasuring about 1100 Sq. Mtrs. alongwith the structures standing thereon of Revenue Village of Valnai, Taluka-Borivali, **Mumbai Suburban District** referred to as "the said property".
2. **The Documents of allotment of plot:-**Conveyance Deed dated 2nd September 2008 and Deed of Conveyance dated 31/12/2010.
3. **7/12 extract or property card issued by Competent Authority dated 24/05/2021, Mutation Entry No. 1104**
4. **Search report for 30 years from 1992 till 2021**

That Search Clerk Mr. SagarSakpal has taken search of the above referred property from the year 1992 till May 2021 (last 30 years) in the office of Sub-Registrar Assurances, at Mumbai (Old Custom House) Bandra, Borivali, and Goregaon , having given search report.

From the said search reports and from the available information and documents relating to the aforesaid property, following are the details of the aforesaid property:On perusal of the above mentioned

Off Add: -

B 402, 4th floor, Sumit Samarth Arcade, Nr. Goregaon Station, Aarey road, Next to Jain Temple, Goregaon (W), Mumbai 400 104

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Contact : 40032990

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documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/developer/company) is clear, marketable and without any encumbrances.

- a) As per your instructions and request to issue Title Certificate in respect of the said property Viz. All That piece or parcel of land or ground Property bearing Plot bearing Survey No. 46, Hissa No.6 (Part), C.T.S. No. 385(Part), admeasuring about 1100 Sq. Mtrs. alongwith the structures standing thereon of Revenue Village of Valnai, Taluka-Borivali, **Mumbai Suburban District** P/N Ward of Municipal Corporation at Orlem, Malad(West) Mumbai- 400 064 within Registration District and Sub District of Mumbai City and Mumbai Suburban, based on relevant Title Documents relating to the said property furnished by you to me, I have gone through the said Documents of the said property furnished by you.
- b. That the said Property was originally belonging to the Archdiocese of Bombay, the said Archdiocese of Bombay, through its sole Trustee **HIS GRACE OSWALD CARDINAL GRACIAS** have agreed to transfer the said property in M/S. LEELA'S CONSTRUCTION.
- c. That as the said M/S. LEELA'S CONSTRUCTION agreed to purchase the said property and thereby an Application was made before the Charity Commissioner, Maharashtra State being Application No. J-4/12/2008 u/s. 36(1) (a) of the Bombay Public Trusts Act, 1950 and the Hon'ble Charity Commissioner was please to allow the Application vide order dated 12/05/2008 and granted permission to the trust to sell out the said property to Leela's Construction for valuable consideration on "as is where is basis" and more particularly mentioned in the Order and Judgment dated 12/05/2008
- d. That after obtaining the sanctioned from the Charity Commissioner the said the said Archdiocese of Bombay, through its sole Trustee **HIS GRACE OSWALD CARDINAL GRACIAS have executed Deed of conveyance dated 2nd September 2008 in favour of the M/S. LEELA'S CONSTRUCTION** for Lawful consideration and the same is also recorded in the Index -II and pursuant to the registered Deed of Conveyance dated 2/09/2008 registered with Sub-registered of Assurances Borivali-1, bearing Badar-2-06545-2008 and the said M/S. LEELA'S CONSTRUCTION became the absolute Owner of the said property and the said having marketable title and free from all encumbrances

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- e. That the said M/S. LEELA'S CONSTRUCTION agreed to sale their rights to the M/s. Samarth Erectors & Developers Mariyamman and accordingly the said M/S. LEELA'S CONSTRUCTION have executed Deed of Conveyance Dated 31st December 2010 and the same is registered with the office of the sub-registrar of assurances bearing registration No. Badar -5-11228 of 2020 dated 31.12.2020 and the same is recorded in the Index-II and then the said M/s. Samarth Erectors & Developers Mariyamman became the absolute Owner of the said property i.e All That piece or parcel of land or ground Property bearing Plot bearing Survey No. 46, Hissa No.6 (Part), C.T.S. No. 385(Part), admeasuring about 1100 Sq. Mtrs. alongwith the structures standing thereon of Revenue Village of Valnai, Taluka-Borivali, **Mumbai Suburban District** P/N Ward of Municipal Corporation at Orlem, Malad(West) Mumbai- 400 064 within Registration District and Sub District of Mumbai City and Mumbai Suburban, and the said M/s. Samarth Erectors & Developers Mariyamman is having marketable title and free from all encumbrances.
- f. That the said property was occupied by the tenants and occupants and the M/s. Samarth Erectors & Developers Mariyamman have agreed to develop the said property under the SRA Scheme and the said M/s. Samarth Erectors & Developers Mariyamman have also obtained Letter of Intent bearing No. SRA/ENG/2086/PN/PL/LOI dated 1st August 2011 and the said M/s. Samarth Erectors & Developers Mariyamman is developing the said property.
- g. **In the facts and circumstances as stated herein above and going through the documents as mentioned herein above, in my opining the said property** All That piece or parcel of land or ground Property bearing Plot bearing Survey No. 46, Hissa No.6 (Part), C.T.S. No. 385(Part), admeasuring about 1100 Sq. Mtrs. alongwith the structures standing thereon of Revenue Village of Valnai, Taluka-Borivali, **Mumbai Suburban District** P/N Ward of Municipal Corporation at Orlem, Malad(West) Mumbai- 400 064 within Registration District and Sub District of Mumbai City and Mumbai Suburban, **I am issuing this title certificate to M/s. Samarth Erectors & Developers Mariyamman have absolute, clear and marketable title to develop the said property under scheme of S.R.A. as it seems from the documents referred hereto.**

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h. The report reflecting the flow of the title of the (Owner/promoter/developer/company) on the said land is enclosed herewith as annexure: -

Encl: Annexure.

Mumbai, this 6th day of June 2021

T. R. Patel

Advocate High Court

Housiey.com

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