

**Dipesh U. Siroya**



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FORMAT- A

(Circular No.28/2021 Dated 08/03/2021)

To MahaRERA

**LEGAL TITLE REPORT**

**Sub: All that piece or parcel of Land admeasuring 7790 square yards or thereabouts equivalent to 6513.4 square meters or thereabouts and bearing Sub-plot No.11, Survey No.41 (p) and CTS No.1/28 of Oshiwara Village in the Registration District and Sub District of Mumbai City and Mumbai Suburban ("THE SAID LAND") together with two buildings standing thereon bearing Municipal Nos.35 and 36 known as "Sheetal Chhaya" ("THE SAID BUILDING") together with other structures i.e. Society Office and watchman Cabin, (THE SAID STRUCTURES) ,being, lying and situate at Swami Samarth Nagar, Andheri (West), Mumbai - 400053**

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I have investigated the title of the said Property on the request of Bharat Realty Venture Private Limited (Formerly known as Bharat Infrastructure & Engineering Private Limited) :-

1. Description of the Property.

*All that piece or parcel of Land admeasuring 7790 square yards or thereabouts equivalent to 6513.4 square meters or thereabouts and bearing Sub-plot No.11, Survey No.41 (p) and CTS No.1/28 of Oshiwara Village in the Registration District and Sub District of Mumbai City and Mumbai Suburban ("THE SAID LAND") together with two buildings standing thereon bearing Municipal Nos.35 and 36 known as "Sheetal Chhaya" ("THE SAID BUILDING") together with other structures i.e. Society Office and watchman Cabin, (THE SAID STRUCTURES) ,being, lying and situate at Swami Samarth Nagar, Andheri (West), Mumbai - 400053 and bounded as follows:-*

**On or towards the East:** Clanfield CHSL and Brooklyn CHSL,

**On or towards the West:** 40 feet wise Samarth Nagar, Mani Road, Partly by layout plot nos.10 & 15,

**On or towards the North:** Layout Sub Plot Nos.10,15 & 14,

**On or towards the South:** 120 feet wide DP Road.

## 2. Documents of Allotment

- a. By a Indenture dated 29<sup>th</sup> October, 1990, duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. PBJ/4813/1990, executed by and between



Oshiwara Land Development Co.,(Private), Limited, (the Vendor therein) alongwith (1) Vasant Mahadeo Tikekar and (2) Shri. Ashok Dattatraya Kulkarni, the Chief Promoters of Apna Ghar Unit No. 9 CHSL (then proposed), (the First Confirming Parties therein) and M/s Samartha Development Corporation (the Second Confirming Party therein) and Apna Ghar Unit No. 9 Co-operative Housing Society Limited, (the Purchaser therein) the Vendor did thereby with the consent and confirmation of the First and Second Confirming Parties did thereby sell, grant, convey transfer, assign and assure the said property in favour of the Society i.e. the Purchaser therein for the consideration and on the terms and conditions mentioned therein.

b. Under the circumstances mentioned hereinabove, the said society viz. Apna Ghar Unit No. 9 Co-operative Housing Society Limited is the Owner of and is well and sufficiently entitled to the said property.

c. By a Re-Development Agreement dated 19/01/2023, registered with the Office of Sub Registrar of



Assurances at Andheri under Serial No. BDR-16/776/2023, executed by and between Apna Ghar Unit No. 9 Co-operative Housing Society Ltd. (the Society therein) through its authorized representative viz. Dr. Vijay Udas (Chairman), Mr. Sanjay Mutreja, (Secretary) and (Mr. Bhuvan Ajmera (Treasurer), Mr. Ratanshi Palan Chhadva, Mrs. Amrutben Ratanshi Chhadva and all the members of the society (therein the Confirming Parties/Members) and Bharat Realty Venture Private Limited (formerly known as Bharat Infrastructure & Engineering Private Limited) through its authorized signatory Mr. Dhaval Barot (therein the Developers), the Society therein did thereby with the consent and confirmation of the members therein, granted development rights in favour of the Developer for consideration and on terms and conditions as stated therein.

3. The Search Investigation Report dated dated 04/10/2022 taken by search clerk Mr. N.D. Rane with the Sub Registrar's Office at Mumbai and Bandra for the year 1985 upto 2022



(37 years) shows in respect of the said Property the following documents are registered:

(a) Deed of conveyance dated 29/10/1990 and made between Oshiwara Land Development Co. (Pvt.)Ltd. of the one part and Apna Ghar Unit No. 9 Co-op. Hsg. Society Ltd. of the other part and registered at Bombay SRO under Sr. NO. PBJ/4813/1990 on 10-10-2017

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 Bharat Realty Venture Private Limited (Formerly known as Bharat Infrastructure & Engineering Private Limited), as the Developer is clear, marketable and without any encumbrances.

Owners of the land

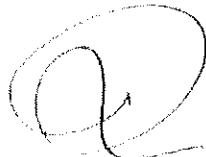
(1) Apna Ghar Unit No. 9 Co-op. Hsg. Society Ltd.  
CTS No.1/28, Sheetal Chhaya Swami Samarth  
Nagar, Andheri (West), Mumbai - 400053

Title as the Developer of the Property:

Bharat Realty Venture Private Limited (Formerly known as Bharat Infrastructure & Engineering Private Limited) - with respect all that piece or parcel of Land admeasuring 7790 square yards or thereabouts equivalent to 6513.4 square meters and bearing Sub-plot No.11, Survey No.41 (p) and CTS No.1/28 of Oshiwara Village in the Registration District and

Sub District of Mumbai City and Mumbai Suburban together with two buildings standing thereon bearing Municipal Nos.35 and 36 known as "Sheetal Chhaya" together with other structures i.e. Society Office and watchman Cabin, lying being, and situate at CTS No.1/28, Sheetal Chhaya Swami Samarth Nagar, Andheri (West), Mumbai - 400053

The report reflecting the flow of the title of the Bharat Realty Venture Private Limited (Formerly known as Bharat Infrastructure & Engineering Private Limited as the Developer of the said Property is enclosed herewith.



## **FLOW OF THE TITLE OF THE SAID PROPERTY.**

Sr.No.

1. Online Property Card, shows the name of Oshiwara Land Development Co. (Private) Limited, as the holder as per court consent decree dated 27.09.1984 and shows the area of CTS No.1/28 admeasuring as 6513.4 sq. mtrs. Municipal corporation of greater Mumbai, a Statutory Body Incorporated under the Bombay Municipal Corporation Act, 1888 is absolutely OWNER of the said property
2. By a Indenture dated 29<sup>th</sup> October, 1990, duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. PBJ/4813/1990, executed by and between Oshiwara Land Development Co. (Private) Limited, (the Vendor therein) alongwith (1) Vasant Mahadeo Tikekar and (2) Shri. Ashok Dattatraya Kulkarni, the Chief Promoters of Apna Ghar Unit No. 9 CHSL (then-proposed), (the First Confirming Parties therein) and M/s Samartha Development Corporation (the

Second Confirming Party therein) and Apna Ghar Unit No. 9 Co-operative Housing Society Limited, (the Purchaser therein) the Vendor did thereby with the consent and confirmation of the First and Second Confirming Parties did thereby sell, grant, convey transfer, assign and assure the said property in favour of the Society i.e. the Purchaser therein for the consideration and on the terms and conditions mentioned therein.

3. Under the circumstances mentioned hereinabove, the said society viz. Apna Ghar Unit No. 9 Co-operative Housing Society Limited is the Owner of and is well and sufficiently entitled to the said property.
4. By a Re-Development Agreement dated 19/01/2023, registered with the Office of Sub Registrar of Assurances at Andheri under Serial No. BDR-16/776/2023, executed by and between Apna Ghar Unit No. 9 Co-operative Housing Society Ltd. (the Society therein) through

its authorized representative viz. Dr. Vijay Udas (Chairman), Mr. Sanjay Mutreja, (Secretary) and (Mr. Bhuvan Ajmera (Treasurer), Mr. Ratanshi Palan Chhadva, Mrs. Amrutben Ratanshi Chhadva and all the members of the society (therein the Confirming Parties/Members) and Bharat Realty Venture Private Limited (formerly known as Bharat Infrastructure & Engineering Private Limited) through its authorized signatory Mr. Dhaval Barot (therein the Developers), the Society therein did thereby with the consent and confirmation of the members therein, granted development rights in favour of the Developer for consideration and on terms and conditions as stated therein.

5. By a Power of Attorney dated 19/01/2023, registered with Sub-Registrar of assurances at Andheri under no BDR-16/792/2023, Apna Ghar Unit No. 9 Co-operative Housing Society Ltd. through its committee members, Dr. Vijay Udas (Chairman), Mr. Sanjay Mutreja, (Secretary) and



Mr. Bhuvan Ajmera (Treasurer) authorized (1) Mr. Atul Barot and (2) Mr. Dhaval Barot, being the Directors of Bharat Realty Venture Private Limited (Formerly Known as Bharat Infrastructure & Engineering Private Limited) to perform various acts, deeds, things and matters in respect of redevelopment of the said property

6. Accordingly in my opinion, title of my client i.e. Bharat Realty Venture Private Limited (Formerly known as Bharat Infrastructure & Engineering Private Limited; as the Developer with respect to the said Property is free from encumbrances, reasonable doubts and is marketable.

Date: 21<sup>ST</sup> March 2023

For L.I.M LEGIT



Dipesh U. Siroya  
Proprietor