Yatin N. Shah
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Add :- Navin Nagar 1, Near Municipal School, Behind Akbarali, Tank Lane, Santacruz (W), Mumbai - 400 054.

Ref.:_____ **Date :**

TITLE VERIFICATION AND SEARCH REPORT

Ref: All that pieces and parcel of Final Plot no. 29, Santacruz TPS IV, Junction of Jain Derasar lane (previously known St. Andrew's Road) and Gujar lane, Santacruz (West), Mumbai - 400 054, bearing CTS no. G/231, admeasuring 864.6 square meters, 1034 square yards village : Bandra - G, Taluka Andheri, Mumbai Suburban District together with the existing building having 14 flats and Five garages, now popularly known as Maheshwar Shikhar Co-operatives Housing Society Ltd.

My client Maheshwar Shikhar Co-operative Housing Society, has placed in my hands the copies of documents of the aforesaid property and instructed me to Verify the Title in respect of the above Property.

I have perused the following documents:

i. Copy of Articles of Agreement 29th October, 1973
ii. Copy of Property Card of the said Property
iii. Copy of Deputy Registrar Cooperative Societies (3) Mumbai vide order dated 29th January, 2015
iv. Copy of Deed of Conveyance dated June 8, 2015

I have perused the aforesaid documents and have also caused the search to be taken with the Sub-registrar of Assurances from Mumbai for 30 years from 1987 to 2017 30 years). I have relied on the Search Report of Mr. Ankush V Bhagutre Search Clerk dated 1st April 2017 as far it relates to search in respect of Land in office of Sub-registrar of Assurance at Mumbai

The flow of title is as follows:

1) Under the Articles of Agreement dated 9th October, 1973, executed between Mr. Pravinchandra Hemchand Kapadia and Mr. Trikamlal Chhotalal Shah (**"Vendors"**) and Mr. Suryakant Chandulal Mody, Ms. Bharati Chandulal Mody and Mr. Hasmukh Chandulal Mody **("Confirming Parties")** and Mr. Jasraj Ramji Patel, Mr. Premji Jasraj Patel and Mr. Prabhudas Jasraj Patel carrying on business in partnership under the firm name and style M/s. Maheshwar Construction Co. (**"Purchasers"**), the Vendors sold and conveyed unto the Purchasers and the Purchasers purchased the said Plot for the consideration and on the terms and conditions mentioned therein;

2) The Society filed proceedings before the Deputy Registrar Cooperative Societies for deemed conveyance Application No. 187

of 2014 of the said Plot in favour of the Society. The Deputy Registrar Cooperative Societies (3) Mumbai vide order dated 29th January, 2015 granted the deemed conveyance in favour of the said Society;

3) Pursuant to the above order, by a Deed of Conveyance dated 8th June, 2015 executed by the District Deputy Registrar (3), Mumbai and the Competent Authority, as per the powers conferred upon him U/s 5A of Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 of the One Part and the Society of the Other Part, and duly registered with the Sub-Registrar Andheri-1 MSD under No. BDR9/5131/2015 on 8th June, 2015, the said Property was conveyed in favour of the Society;

I have examined the copies of the above Title Deeds and confirm that the search has been made of the records maintained in and/or by the concerned sub registrar of assurances, having jurisdiction over the property mentioned in the Schedule hereto. I do not find anything, adverse which would prevent the said Society form granting Re-development Rights.

I have not found any prior Mortgage/Charge/encumbrances whatsoever over the Scheduled Property by the aforesaid title deeds listed out above, as could be seen from the Searches taken up.

^ This certificate of title is subject to the torn pages, missing pages & records not maintained properly or not updated with the Sub Registrar's Office. Also the original title deeds are not seen by me.

In view of the above facts, It appears that Title of the Society to the Schedule

Property appears to be clear and contains no encumbrances and therefore marketable and is entitled or otherwise capable of granting rights for redevelopment of the Society subject to the relevant laws.

SCHEDULE

All that pieces and parcel of Final Plot no. 29, Santacruz TPS IV, Junction of Jain Derasar lane (previously known St. Andrew's Road) and Gujar lane, Santacruz (West), Mumbai – 400 054, bearing CTS no. G/231, admeasuring 864.6 square meters, 1034 square yards village : Bandra – G, Taluka Andheri, Mumbai Suburban District together with the existing building having 14 flats and Five garages, now popularly known as Maheshwar Shikhar Co-operatives Housing Society Ltd.

Place: Mumbai

Date: 1.4.2017

Yatin Shah
Advocate