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Walwaikar Law Associates

Advocates, High Court

04.05.2023

Date :

To,
MahaRera,
Mumbai.

FORMAT-A

(CIRCULAR No. 28/ 2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to of all the piece and parcel of land admeasuring 486.62 Sq. Mtrs (as per property card area 501.70 sq mtrs) Sq. Mtrs bearing F. P. 106 of TPS II C.T.S. No.1042 of Revenue Village, Vile Parle (East), Taluka Andheri, Mumbai Suburban District, situated at 5, Ajmal Road, Off Prathana Samaj Road Vile Parle (East), Mumbai - 400 057.

I have pursued the documents forwarded to me and have to observe as follows:-

1) Description of the property

Building known as Trimbak Sadan as 486.62 Sq. Mtrs (as per property card area 501.70 sq mtrs) bearing F. P. 106 of TPS II C.T.S. No. 1042 of Revenue Village, Vile Parle (East), Taluka Andheri, Mumbai Suburban District, situated at 5, Ajmal Road, Off Prathana Samaj Road Vile Parle (East), Mumbai - 400 057 and the said property is bounded as follows:-

On or Towards the North:- Prathana Samaj Cross Road & Vaikunth

Apartment

On or Towards the South:- Ajmal Road.

On or Towards the East:- Sahakar Niwas (Dabholkar Wadi)

On or Towards the West:- Rugvedi Apartment

(Hereinafter collectively referred to as the 'Said Property')

2) The document of allotment of plot:

We have perused the photocopy of the following documents.

- (a) The Society is registered in the Name of "Vile Parle Trimbak Sadan Co-operative Housing Society Ltd." having Registration No.BOM/W-KE/HSG/TC/4036/88-89 dated 31.12.1988. The Society Deed of Conveyance dated 24.01.2022 registered between Smt. Laxmibai Laxman Deshpande through her legal heir Ms. Pushottham Laxman Deshpande the Vendor M/s. Buildarch referred as Confirming Party in favour of Vile Parle Trimbak Sadan CHS Ltd., therein referred to as Purchaser.
- (b) Property Card in respect of the plot of land having area admeasuring 486.62 Sq. Mtrs (as per property card area 501.70 sq mtrs) bearing F. P. 106 of TPS II C.T.S. No.1042 of Revenue Village, Vile Parle (East), Taluka Andheri, Mumbai Suburban District, situated at 5, Ajmal Road, Off Prathana Samaj Road Vile Parle (East), Mumbai - 400 057, the building standing thereon known as **Vile Parle Trimbak Sadan Co-operative Housing Society Ltd.**
- (c) Mutation entry for the name to be recorded on property card as per the deem conveyance and NA order is pending as society has already applied for the same.

3) Search Report for 95 years from 1928 to 2023:

- a) I have conducted usual search with the sub registrar of assurance of Mumbai and Bandra from 1928 to 2023 last 95 years. I have thereafter issued a public notice on 11.01.2023 in Nav Shakti a Marathi newspaper and Free Press Journal on English newspaper on behalf of Nivara Developers and invited the claims of Public in general to put their respective claim if any having right title and interest by way of sale, Exchange, lease, Inheritance, Bequest, Succession, Gift, Maintenances,

Easement, trust, tenancy, Sub Tenancy Leave and licenses, care taker basis, occupation, possession arrangement settlement, Decree or Order of any court of law, contract, agreements or otherwise in writing within 14 days of the issuances of this Public Notice.

b) I further state that after issuance public notice 14 days has been passed and no claims have been received in respect of the said plot of land till date.

(d) On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Vile Parle Trimbak Sadan Co-operative Housing Society Ltd. is clear, marketable and without any encumbrances.

4) Owner of the land

The building standing thereon known as **Vile Parle Trimbak Sadan Co-operative Housing Society Ltd** land admeasuring 486.62 Sq. Mtrs (as per property card area 501.70 sq mtrs) bearing F. P. 106 of TPS II C.T.S. No.1042 of Revenue Village, Vile Parle (East), Taluka Andheri, Mumbai Suburban District, situated at 5, Ajmal Road, Off Prathana Samaj Road Vile Parle (East), Mumbai - 400 057.

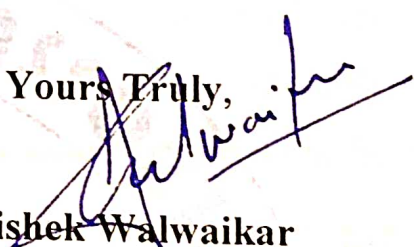
5) Qualifying Comments/ Remark if Any:

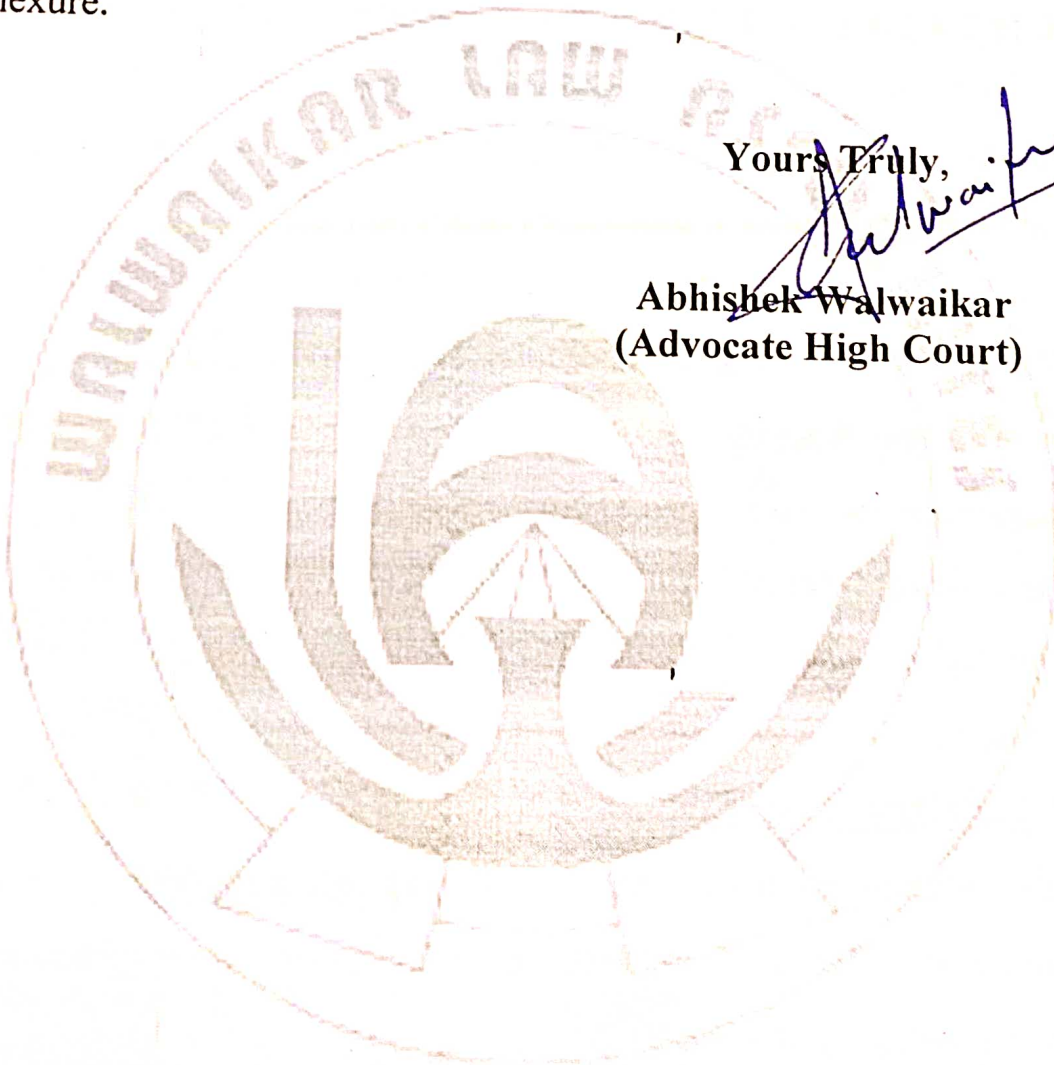
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any court of law, contract, agreements or otherwise in writing within 14 days of the issuances of this Public Notice.

- b) I further state that after issuance public notice 14 days has been passed and no claims have been received in respect of the said plot of land till date.
- 6) The report reflecting the flow of the **Vile Parle Trimbak Sadan Co-operative Housing Society Ltd** on the said land is enclosed herewith as Annexure.

Yours Truly,


Abhishek Walwaikar
(Advocate High Court)



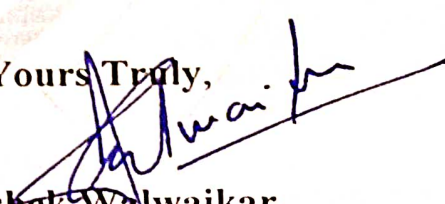
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Annexure

**FLOW OF THE TITLE OF THE SAID VILE PARLE TRIMBAK SADAN
CO-OPERATIVE HOUSING SOCIETY LTD.**

Sr. No	Documents	Particulars
1	7/12 extract/ P.R. Card as on the of application for registration	Property card ULPIN 73034837567 Dated 27.09.2022
2.	Mutation Entry No.	Mutation entry for the name to be recorded on property card as per the deem conveyance and NA order is pending as society has already applied for the same
3.	Search report for 95 years taken from Sub- Registrar's office at	Sub- Registrar of Assurances at Mumbai & Bandra from 1925 to 2023.
4.	Any other Relevant title	Nil
5.	Litigation if Any	Nil

Yours Truly,


Abhishek Walwaikar
(Advocate High Court)