Hemangi D. Pathare
(B.COM, LL.B, DCL, MDBA)
ADVOCATE HIGH COURT
✆ Cell : 932 4848 202

Office Address : 163, Pathare House,RaghunathMhatre Road, Dahisar (W.), Mumbai 400 068.
✉ Email – hemapathare@yahoo.co.in

Date : 18.05.2023.

FORMAT – A

(Circular No.:- 28/2021)

To

MahaRERA,

Housefin Bhavan, Plot No. C-21,

E - Block, Bandra Kurla Compelx,

Bandra (East),

Mumbai – 400 051.

LEGAL TITLE REPORT

SUB.: **TITLE CLEARANCE CERTIFICATE WITH RESPECT TO PLOT NO. 14A, C.T.S. NO. 738/A, 738/A/1, 738/A/2 and 738/A/3 SITUATED AT VILLAGE – DAHISAR, TALUKA - BORIVALI, DISTRICT – MUMBAI SUB-URBAN DISTRICT (HEREINAFTER REFERRED TO AS "THE SAID PLOT")**

1. I have investigated the title of the said plot on the request of the developer, viz. **M/s. PADMAVATI DEVELOPERS,** a Partnership Firm registered under the provisions of The Indian Partnership Act, 1932 and having its registered office at – 706B, Gemini, Jankalyan Nagar, Malad (West), Mumbai 400 095and following documents, i.e.:-

   1) **Description of the property** –

   Plot No.14A, C.T.S. No. 738/A admeasuring 264.1 Sq. Mtrs., 738/A/1 admeasuring 26.5 Sq. Mtrs., C.T.S. No. 738/A/2 admeasuring 33 Sq.Mtrs. and C.T.S. No.738/A/3 admeasuring 40.1 Sq.mtrs. in total aggregating to 318.70 Sq. Mtrs. or thereabouts situated at Village – Dahisar, Taluka - Borivali, District – Mumbai Sub-urban District.

...2...

Hemangi D. Pathare
(B.COM, LL.B, DCL, MDBA)
ADVOCATE HIGH COURT
✆ Cell : 932 4848 202

Office Address : 163, Pathare House,RaghunathMhatre Road, Dahisar (W.), Mumbai 400 068.
✉ Email – hemapathare@yahoo.co.in

2) **The documents of allotment of plot** –

(a) Conveyance Deed (Deemed/ Unilateral) dated 1st December, 2022 registered at the Office of the Jt. Sub-Registrar of Assurances, Borivali – 5 at Serial No. BRL-5/712/2023.

(b) Development Agreement dated 12th January, 2023 executed between Bharati Co. Op. Hsg. Soc. Ltd. and M/s. Padmavati Developers

3) **Property card –**

(a) CTS No. 738/A of Village – Dahisar, Taluka – Borivali, District – Mumbai Sub urban District digitally issued by Revenue Authority dated 13/05/2023.

(b) CTS No. 738/A/1 of Village – Dahisar, Taluka – Borivali, District – Mumbai Sub urban District digitally issued by Revenue Authority dated 13/05/2023.

(c) CTS No. 738/A/2 of Village – Dahisar, Taluka – Borivali, District – Mumbai Sub urban District digitally issued by Revenue Authority dated 13/05/2023.

(d) CTS No. 738/A/3 of Village – Dahisar, Taluka – Borivali, District – Mumbai Sub urban District digitally issued by Revenue Authority dated 13/05/2023.

4) **Search report for 3 years from 2021 till 17.05.2023.**

2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of following owner / developer is clear, marketable and without any encumbrances.

...3...

Hemangi D. Pathare
(B.COM, LL.B, DCL, MDBA)
ADVOCATE HIGH COURT
✆ Cell : 932 4848 202

Office Address : 163, Pathare House,RaghunathMhatre Road, Dahisar (W.), Mumbai 400 068.
✉ Email – hemapathare@yahoo.co.in

3. **Owners of the land** -

(1) **"BHARATI CO-OPERATIVE HOUSING SOCIETY LTD."** C.T.S. No. 738/A admeasuring 264.1 Sq. Mtrs. of Village – Dahisar, Taluka – Borivali, District – Mumbai Suburban District

(2) **"BHARATI CO-OPERATIVE HOUSING SOCIETY LTD."** C.T.S. No. 738/A/1 admeasuring 26.5 Sq. Mtrs. of Village – Dahisar, Taluka – Borivali, District – Mumbai Suburban District

(3) **"BHARATI CO-OPERATIVE HOUSING SOCIETY LTD."** C.T.S. No. 738/A/2 admeasuring 33.0 Sq. Mtrs. of Village – Dahisar, Taluka – Borivali, District – Mumbai Suburban District

(4) **"BHARATI CO-OPERATIVE HOUSING SOCIETY LTD."** C.T.S. No. 738/A/3 admeasuring 40.1 Sq. Mtrs. of Village – Dahisar, Taluka – Borivali, District – Mumbai Suburban District.

(5) **Qualifying comments/ remarks if any** :-

By Executing Development Agreement dated 12th January, 2023 the Owner, viz. **"BHARATI CO-OPERATIVE HOUSING SOCIETY LTD."** has assigned development rights in respect of **"the Said Plot"** in favour of **M/s. PADMAVATI DEVELOPERS.**

3. The report reflecting the flow of the title of the developer on the said land is enclosed herewith as annexure.

Enclosure : Annexure

Date: 18.05.2023.

Advocate

HEMANGI D. PATHARE
Advocate High Court
163, Pathare House, Raghunath Mhatre Rd.
Dahisar (W), Mumbai-68

Hemangi D. Pathare
(B.COM, LL.B, DCL, MDBA)
ADVOCATE HIGH COURT
✆ Cell : 932 4848 202

Office Address : 163, Pathare House,RaghunathMhatre Road, Dahisar (W.), Mumbai 400 068.
✉ Email – hemapathare@yahoo.co.in

FORMAT – A

(Circular No. :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) **P.R. Card as on date of application for registration** -

(a) (i) CTS No. 738/A area admeasuring 264.1 sq. Mtrs., CTS No. 738/A/1 area admeasuring 26.50 Sq. Mtrs., CTS No. 738/A/2 area admeasuring 33.00 Sq. Mtrs. and CTS No. 738/A/3 area admeasuring 40.10 Sq. Mtrs of Village – Dahisar, Taluka – Borivali, District – Mumbai Sub-urban District digitally issued by Revenue Authority dated 13/05/2023.

(ii) The Property Registered Cards reflects "C-1" Tenure and Smt. Savitribai Rajanikant Das and Shri. Deepakkumar Rajanikant Das as "Holders of the Property".

2) **Mutation Entry** –

(i) By Mutation Entry dated 21/04/1997 in Property Registered Cards bearing No. 738/A of Village – Dahisar, Taluka – Borivali, District – Mumbai Sub-urban District the area admeasuring 45 Sq. Mtrs. from the total area 219.10 Sq. Mtrs. is deducted and separate Property Registered Card being CTS 738/B was opened in the name of Mumbai Municipal Corporation in view of Mo.R.No.62/97.

(ii) By Mutation Entry No. 1307 dated 14/01/2016 in Property Registered Card bearing No. 738/A of Village – Dahisar, Taluka – Borivali, District – Mumbai Sub-urban District the area on the property registered cared is recorded in words in view of Gazette being Kra. Na.Bhu.1/Mi.P./ Aakshari Nond/2015, Pune dated 16/02/2015 passed by the Ld. Settlement Commissioner and Directorate of Land Records (State of Maharashtra), Pune.

....contd.....

Hemangi D. Pathare
(B.COM, LL.B, DCL, MDBA)
ADVOCATE HIGH COURT
✆ Cell : 932 4848 202

Office Address : 163, Pathare House,RaghunathMhatre Road, Dahisar (W.), Mumbai 400 068.
✉ Email – hemapathare@yahoo.co.in

...contd.....

(iii) By Mutation dated 21/04/1997 in view of sub-division caused in view of road widening and Mo.R.No.62/97 order of CTS 6 bearing no. DAHISAR CTS 738 SET-BACK/97 dated 21.4.97 recorded in respect of Property Registered Card bearing No. 738/A/1 to 3 of Village – Dahisar, Taluka – Borivali, District – Mumbai Sub-urban District.

3) **Search Report for 3 years from 2021 Taken from Sub-Registrar' office at Borivali No. 1 to 9.-**

(i) Affidavit dated 4/4/2022 executed by Bharati Co.Op. Hsg. Soc. Ltd. through its Chairman – Ashok N. Savlani, Secretary – Dhimant V. Shah and Treasurer – A. P. Preman, which is registered at Serial No. BRL-3/4236/2022.

(ii) Affidavit dated 18/05/2022 executed by Bharati Co.Op. Hsg. Soc. Ltd. through its Chairman – Ashok N. Savlani, Secretary – Dhimant V. Shah and Treasurer – A. P. Preman, which is registered at Serial No. BRL-2/6614/2022.

(iii) Affidavit dated 18/05/2022 executed by Bharati Co.Op. Hsg. Soc. Ltd. through its Chairman – Ashok N. Savlani, Secretary – Dhimant V. Shah and Treasurer – A. P. Preman, which is registered at Serial No. BRL-2/6615/2022.

(iv) Conveyance Deed dated 01.12.2022 registered at Serial No.5/712/2023 dated 10.01.2023.

(v) Development Agreement dated 12.01.2023 registered at Serial no. BRL-5/897/2023 dated 12.01.2023.

4) **Any other relevant title-**

(i) **Vide the Conveyance Deed (Deemed / Unilateral) dated 1st December, 2022, Shri. K. P. Jebale, the Competent Authority,** as per the powers conferred upon him under Section 5A of The Maharashtra Ownership Flat (Regulation of the

...contd...

Hemangi D. Pathare
(B.COM, LL.B, DCL, MDBA)
ADVOCATE HIGH COURT
✆ Cell : 932 4848 202

Office Address : 163, Pathare House,RaghunathMhatre Road, Dahisar (W.), Mumbai 400 068.
✉ Email – hemapathare@yahoo.co.in

.....contd....

Promotion of Construction, Sale, Management and Transfer) Act, 1963 on account of then defaulting predecessors/ promoters in the title as per the revenue records-

(1) M/s. Vijay Builders, a Partnership Firm having its office address at 203, Amarshilp Building, Timaliawad, Nanpura, Surat, Sate of Gujarat 395 001.

(2) Smt. Savitribai Rajanikant Das

(3) Shri. Deepak Kumar Rajnikant Das, having address at – Swami Padchaaya, Godavari Mhatre Road, Dahisar (West), Mumbai 400 068,

(4) Smt. Indirabai Keshvrao Nadkar

(5) Smt. Meena Shashikant Nadkar, having address at – Keshav Smriti, Rajaram Tawde Road, Dahisar (West), Mumbai – 68.

(6) Smt. Pratima Chandrashekhar Singh, having address at Amneshwar Niwas, 7, Parleshwar Road, Vile Parle (East), Mumbai 400057, no.(1) to (7) collectively referred to as "Vendors"

Conveyed, transferred the Said Plot in favour of **"BHARATI CO-OPERATIVE HOUSING SOCIETY LTD."** a housing society registered under the Maharashtra Co. Operative Societies Act, 1960 at Registration No. MUM/WR/HSG/TC/14601/ 2009-10 dated 4/12/2009 and having its registered office address at – Godavari Mhatre Road, Dahisar (West), Mumbai 400068, being **"PURCHASERS"** in view of **Deemed Conveyance Order No. DDR-4/Mum./D.C./ Bharati CHSL/3555/2016 dated 31/12/2016** passed by the Competent Authority. The said Conveyance Deed dated 1st December, 2022 is duly registered at the Office of the the Jt. Sub-Registrar of Assurances, Borivali – 5 at Serial No. BRL-5/712/2023.

(ii) **Vide Development Agreement dated 12th January, 2023**, the said **"Bharati Co. Op. Hsg. Soc. Ltd."** a housing society registered under the Maharashtra Co.

...contd....

Hemangi D. Pathare
(B.COM, LL.B, DCL, MDBA)
ADVOCATE HIGH COURT
✆ Cell : 932 4848 202

Office Address : 163, Pathare House,RaghunathMhatre Road, Dahisar (W.), Mumbai 400 068.
✉ Email – hemapathare@yahoo.co.in

...contd...

Operative Societies Act, 1960 at Registration No. MUM/WR/HSG/TC/14601/ 2009-10 dated 4/12/2009 and having its registered office address at – Godavari Mhatre Road, Dahisar (West), Mumbai 400068, through its Chairman – Mr. Ashok N. Sanwlani, the Secretary – Mr. Dhimant V. Shah and the Treasurer – Mr. Appukutty Puthiyadan Preman assigned development rights in respect of **"the said Plot"** in favour of **M/s. PADMAVATI DEVELOPERS**, a Partnership Firm, registered under the provisions of The Indian Partnership Act, 1932 and having its registered office at – 706B, Gemini, Jankalyan Nagar, Malad (West), Mumbai 400 095 as a **"DEVELOPER"** through its Partner Girish Ramnath Koltharkar on certain terms and conditions as mentioned therein. The Said Development Agreement dated 12th January, 2023 is duly registered at the Office of the Jt. Sub-Registrar of Assurances, Borivali – 9, Mumbai Suburban District at Serial No. BRL-6/797/2023.

5) Litigations if any – NIL.

Date: 18.05.2023

Advocate

HEMANGI D. PATHARE
Advocate High Court
163, Pathare House, Raghunath Mhatre Rd.
Dahisar (W), Mumbai-68

HARISH P. BANGER

Search Clerk

8/303, Sarvodaya Co-operative Housing Society, Goregoan West,

Mumbai-400104 **#91-8928371140**

To,

Adv. Hemangi D. Pathare

163, Pathare House, Raghunath Mhatre Road,

Dahisar west, Mumbai-400068.

Re-Property at Village Dahisar, Taluka Borivali, District Mumbai Suburban,

Being C.T.S. No. 738/A, 738/A/1 to 3

Bharati Co-op. Hsg. Soc. Ltd.

To

Dear Sir,

As per your Instructions, I have taken search of the above referred property at Borivali Sub Registrar office No. 1 to 9 from 2021 to 2023 and Following Documents are found.

17-5-2023

Harish P. Banger

At Borivali Sub Registrar Office 1 to 9

2021 - Nil

Schedule	2022 Affidavit	Dt. 04/04/2022 R.Dt. 04/04/2022
Land at Village Dahisar being CTS No. 738/A, 738/A/1 to 3	Bharati Co-op. Hsg. Soc. Ltd. 1) Chairman Ashok N. Savlani 2) Secretary Dhimant V. Shah 3) Treasurer A. P. Preman	BRL-3 4236/2022
Schedule	**2022** **Affidavit**	Dt. 18/05/2022 R.Dt. 18/05/2022
Land at Village Dahisar being CTS No. 738/A, 738/A/1 to 3	Bharati Co-op. Hsg. Soc. Ltd. 1) Chairman Ashok N. Savlani 2) Secretary Dhimant V. Shah 3) Treasurer A. P. Preman	BRL-2 6614/2022
Schedule	**2022** **Affidavit**	Dt. 18/05/2022 R.Dt. 18/05/2022
Land at Village Dahisar being CTS No. 738/A, 738/A/1 to 3	Bharati Co-op. Hsg. Soc. Ltd. 1) Chairman Ashok N. Savlani 2) Secretary Dhimant V. Shah 3) Treasurer A. P. Preman	BRL-2 6615/2022
Schedule Land with Structure at Village Dahisar being Survey No. 276, H. No. 01 & 277 CTS No. 738/A Admg. 264.1 Sq.mtrs. CTS No. 738/A/1 Admg. 26.5 Sq.mtrs. CTS No. 738/A/2 Admg. 33 Sq.mtrs. CTS No. 738/A/3 Admg. 40.1 Sq.mtrs. CTS No. 738/B Admg. 45 Sq.mtrs.	**2023** **Conveyance Deed** 1) M/s. Vijay Builders 2) Savitribai Rajnikant Das 3) Dipak kumar Rajnikant Das 4) Indirabai Keshavrao Nadkar 5) Meena Shashikant Nadkar 6) Pratima Chandrashekhar Singh To Bharati Co-op. Hsg. Soc. Ltd. 1) Chairman Ashok N. Savlani 2) Secretary Dhimant V. Shah 3) Treasurer A. P. Preman	Dt. 01/12/2022 R.Dt. 10/01/2023 BRL-5 712/2023

Schedule	**2023**	Dt. 12/01/2023
Land with Structure at	**Development Agreement**	R.Dt. 12/01/2023
Village Dahisar	Rs. 24261000/-	
being Plot No. 14	Bharati Co-op. Hsg. Soc. Ltd.	
Survey No. 276, H. No. 1	1) Chairman Ashok N. Savlani	
CTS No. 738/A, 738/A/1,	2) Secretary Dhimant V. Shah	
738/A/2 & 738/A/3	3) Treasurer A. P. Preman	
Total Admg. 318.70	4) Member Sandip V.	
Sq.mtrs.	Vengurlekar & others	
	To	
	M/s. Padmavati Developers	BRL-5
	through its Partner Girish	
	Ramnath Koltharkar	897/2023

Note :-

In the Sub-Registrar's Offices at Borivali Computerized print copies of Index-II and online search which have not been maintained properly.

Harish P. Banger 17-5-2023
