

Correspondence: 704, 7th floor, Nebula Co-operative Hsg. Soc. Ltd., 'A' wing, Cosmos Paradise,
Opp. Devdaya Nagar, Thane (W), Pin – 400 606,
Mob.: 9869911010, Email: vishalshirkeadv78@gmail.com

Ref. No. 109/23

R.P.A.D./Courier/By Hand

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No,194(p),
C.T.S. No. 396, 396/1 to 396/59, area admeasuring about
5194.10 Sq. Mtrs, situated at Subhash Road, village Kanjur,
Bhandup West, Mumbai 400078 (hereinafter referred as the
“said plot”).

I have investigated the title of the said plot on the request of **M/s.**
SHRADDHA PRIME PROJECTS LIMITED and following
documents i.e.: -

- 1) Description of the property.
- 2) Deed of Conveyance dated 09/03/1989, bearing registration
no. **PBBJ-1220/1989**.
- 3) Deed of Confirmation dated 17/10/2008, bearing
registration no. **BDR-7/4926/2008**.
- 4) Deed of Rectification cum Declaration dated 20/03/2009,
bearing registration no. ____-____/1322/2009.
- 5) Deed of Rectification cum Declaration dated 12/06/2009,
bearing registration no. **BDR-3/5182/2009**.
- 6) Consent Letter dated **01/06/2022**.
- 7) Sale Deed dated 01/06/2022, bearing registration no. **KRL-**
3/9841/2022.
- 8) Search report from 1985 till 2023.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of **M/s. SHRADDHA PRIME PROJECTS LIMITED** as the Owner and **M/s. JAYSHREE BUILDERS** and **M/s. SHRADDHA PRIME PROJECTS LIMITED** as the Developers is clear, marketable and without any encumbrances.

Owners of the Plot:

M/s. SHRADDHA PRIME PROJECTS LIMITED: All that piece and parcel of land bearing Survey No,194(p), C.T.S. No. 396, 396/1 to 396/59, area admeasuring about 5194.10 Sq. Mtrs, situated at Subhash Road, village Kanjur, Bhandup West, Mumbai 400078.

Developers of the Plot:

M/s. JAYSHREE BUILDERS and **M/s. SHRADDHA PRIME PROJECTS LIMITED:** All that piece and parcel of land bearing Survey No,194(p), C.T.S. No. 396, 396/1 to 396/59, area admeasuring about 5194.10 Sq. Mtrs, situated at Subhash Road, village Kanjur, Bhandup West, Mumbai 400078.

The report reflecting the flow of the title of the **M/s. SHRADDHA PRIME PROJECTS LIMITED** as the Owner and **M/s. JAYSHREE BUILDERS** and **M/s. SHRADDHA PRIME PROJECTS LIMITED** as the Developers on the said Plot is enclosed herewith as annexure.

Encl : Annexure.

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FLOW OF THE TITLE OF THE SAID PLOT.

Sr.No.

- 1) Search report dated 24/06/2014 and dated 01/02/2023 for 30 years from 1985-2023 taken from Online Search Report, bearing receipt No.: _____ dated _____.
- 2) Vide Conveyance Deed dated 09/03/1989, whereby 1) Jaidevsingh Narayansingh and 2) Gurudevsingh Narayansingh as the Vendor/Party of the First part therein, Manmohan Walia as the Confirming Party/Party of the Second Part therein sold, conveyed and transferred all their rights, title and interest in favour of M/s. Jalaram Construction Company a partnership firm as the Purchaser/Party of the Third Part therein and the same was duly registered with the office of Sub-Registrar of Assurances at Mumbai, under serial no. **PBBJ-1220/1989** on **07/08/2008**(herein after referred to as "**the said Conveyance Deed**").
- 3) Vide Development Agreement dated 27/03/2007 read together with Deed of Confirmation dated 17/10/2008, M/s. Jalaram Construction Company through its partners 1)Premji Morarji Ruparel, 2) Kirit Premji Ruparel, 3) Jayesh Premji Ruparel and 4) Bhavesh Premji Ruparel transferred and assigned all the



development rights, title and interest in favour of M/s. Jayshree Builders through its partners. The same was duly registered with the office of Sub - Registrar of Assurances at Kurla - 2, under serial no. **BDR-7/4926/2008** on **17/10/2008** (herein after referred to as "**the said Deed of Confirmation**").

- 4) Vide Deed of Rectification dated 20/03/2009, whereby M/s. Jalaram Construction Company as the Party of the First Part therein and M/s. Jayshree Builders as the Party of the Second Part therein, the parties thereto rectified the area from 5382 sq. mtrs (as mentioned in the said Deed of Confirmation) to 5188 sq. mtrs and the same was duly registered with Sub-Registrar of Assurances at Kurla-2 under Document Serial No____-____/1322/2009 on 20/03/2009 (herein after referred to as "**Deed of Rectification**")
- 5) Vide Deed of Rectification cum Declaration dated 12/06/2009, whereby 1) Jaidevsingh Narayansingh and 2) Gurudevsiingh Narayansingh through their power of attorney holder Jayesh Premji Ruparel as the party of First Part therein and M/s. Jalaram Construction Company through Partner Kirit Premji Ruparel as the party of the Second Part therein, the parties thereto declared and rectified the area from 4521 sq. mtrs (as mentioned in the said Conveyance Deed) to 5194.10 sq. mtrs (as per C.T. Survey record) and the same was duly registered with Sub-Registrar of Assurances at Kurla-1 under Document Serial

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No. **BDR-3/5182/2009** on **12/06/2009** (herein after referred to as "**Deed of Rectification and Declaration**").

- 6) Subsequently, M/s. Jalaram Construction Company agreed to sell their rights on the said Plot in favour of M/s. Shraddha Prime Projects Limited, for the terms and conditions agreed between the parties therein. In furtherance to the said transaction, a Consent Letter dated **01/06/2022** was issued by M/s. Jayshree Builders in favour of M/s. Shraddha Prime Projects Limited and M/s. Jalaram Construction Company (herein after referred to as "**said Consent Letter**").
- 7) Vide the said Consent Letter, M/s. Jayshree Builders granted its consent to M/s. Jalaram Construction Company to sell the said Plot together with the right to develop the said Plot in favour of M/s. Shraddha Prime Projects Limited subject to safeguarding their subsisting rights under the said Development Agreement and on the condition that the said Plot is to be developed on the terms and conditions as may be mutually agreed between M/s. Shraddha Prime Projects Limited and M/s. Jayshree Builders.
- 8) Vide Sale Deed dated **01/06/2022** whereby **M/s. JALARAM CONSTRUCTION COMPANY** through its partners 1) Mrs. Laxmi Premji Ruparel, 2) Mr. Kirit Premji Ruparel, 3) Mr. Jayesh Premji Ruparel, 4) Mr. Bhavesh Premji Ruparel, 5) Mr. Ashok Premji Ruparel and 6) Mrs. Saroj Vikram Thakkar sold, transferred and assigned all their rights, title, interest and



benefits with respect to the said plot in favour of **M/s. SHRADDHA PRIME PROJECTS LIMITED** and the same was duly registered with Sub-Registrar of Assurances at Kurla-3 under Document Serial No. **KRL-3/9841/2022** on **01/06/2022** (herein after referred to as "**Sale Deed**").

- 9) In pursuance of the said Sale Deed **M/s. JALARAM CONSTRUCTION COMPANY** through its partners 1) Mrs. Laxmi Premji Ruparel, 2) Mr. Kirit Premji Ruparel, 3) Mr. Jayesh Premji Ruparel, 4) Mr. Bhavesh Premji Ruparel, 5) Mr. Ashok Premji Ruparel and 6) Mrs. Saroj Vikram Thakkar executed a separate Power of Attorney dated **01/06/2022** in favour of Mr. Sudhir B. Mehta, director of **M/s. SHRADDHA PRIME PROJECTS LIMITED** and the same was duly registered with Sub-Registrar of Assurances at Kurla, under Document Serial No. **KRL-3/9844/2022** (herein after referred to as "**Power of Attorney**").

- 10) By virtue of Memorandum of Understanding dated_____, whereby **M/s. SHRADDHA PRIME PROJECTS LIMITED** being the Promoter/party of the One Part therein and M/s. Jayshree Builders the Secondary Promoter/Area Sharing Promoter/party of the Other Part both being in joint possession of the said Plot therein entered into an understanding on terms and conditions as mentioned therein. Further, it has been specifically decided between the parties that M/s. Jayshree Builders authorizes the

Vishal V. Shirke

ADVOCATE

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Promoter herein to register the said project with MahaRERA
under its name and represent himself as the Promoter for the
said project.

Place: Mumbai.

Date: 14/07/2023

Adv. Vishal V. Shirke

Vishal V. Shirke (Advocate)

Add :- 704, Nebula CHS, 'A' Wing,
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