PRATIK S. MISHRA

B.L.S, L.L.B

ADVOCATE HIGH COURT

CHAMBER: 302, Prabhat Centre Annex, Sector 1A, C.B.D. Belapur, Navi Mumbai- 400614

Contact: 8669065422 **E-Mail:**
adv.pratikmishra@gmail.com

FORMAT – A Date: 25.07.2023

(Circular No:- 28 /2021)

To

Maharera

Housefin Bhavan,

6th & 7th floor,"E" block,

B.K.C., Bandra (East),

Mumbai, Maharashtra- 400051

LEGAL TITLE CERTIFICATE

SUB: Title Clearance Certificate with respect to land admeasuring about 681.26 Sq.mtrs or thereabouts out of C.T.S. No.743A corresponding to Survey No.279, Hissa No.4 along with the benefit of set back road out of total admeasuring area about 1111.7 sq.mtrs., in the revenue village Dahisar, Taluka Borivali .

I have investigated the title of the said plot on the request of OM SAI DEVELOPERS & PROMOTERS through its partners and following documents i.e. :-

1. Description of Property - piece or parcel of land admeasuring about 681.26 Sq.mtrs or thereabouts out of C.T.S. No.743A corresponding to Survey No.279, Hissa No.4 along with the benefit of set back road out of total admeasuring area about 1111.7 sq.mtrs., in the revenue village Dahisar, Taluka Borivali along with the building known as NEELAM CO-OPERATIVE HOUSING SOCIETY LIMITED, situated at Atmaram Mhatre road, Dahisar (west), Mumbai - 400068.

ADV. PRATIK S. MISHRA REG. NO. MAH/7775/ 2018

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2. The documents of allotment of plot - I have verified the documents of title relating to land admeasuring about 681.26 Sq.mtrs or thereabouts out of C.T.S. No.743A corresponding to Survey No.279, Hissa No.4 along with the benefit of set back road out of total admeasuring area about 1111.7 sq.mtrs., in the revenue village Dahisar, Taluka Borivali along with the building known as NEELAM CO-OPERATIVE HOUSING SOCIETY LIMITED (more particularly described in Schedule written hereunder) and I have to report as follows:

INCIDENTS & CONCLUSION:

a) After perusal of the photo copy of the Occupation Certificate dated 9th November, 1982 issued by Municipal Corporation of Greater Bombay, have been recorded.

b) After perusal of the photo copy of the Society Registration Certificate in the name of NEELAM CO-OPERATIVE HOUSING SOCIETY LIMITED, bearing Registration No.BOM/WR/HSG/TC/1487/84-85, Dated 22/02/1985, have been recorded.

c) After perusal of the document, a Conveyance Deed executed between 1. Mr.Vasant Manik Pathare through Mr.Rajendra Veer & 2. M/s.Neelam Builders through Mr.Rajendra Veer (thereinafter referred to as "THE ONE PART") & 1. Neelam Co-Operative Hosuing Society Limited through its Chairman- Mr,Mangesh Balaram Chaphe, 2. Neelam Co-Operative Hosuing Society Limited through its

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Secretary- Mr.Pramod Ramchandra Gajmal, 3. Neelam Co-Operative Hosuing Society Limited through its Treasurer- Mr.Hasmukh Hirji Gada (thereinafter referred to as "THE OTHER PART") in respect to land admeasuring about 681.26 Sq.mtrs or thereabouts out of C.T.S. No.743A corresponding to Survey No.279, Hissa No.4 along with the benefit of set back road out of total admeasuring area about 1111.7 sq.mtrs., in the revenue village Dahisar, Taluka Borivali along with the building known as NEELAM CO-OPERATIVE HOUSING SOCIETY LIMITED which is duly registered by and under seal of Joint Sub-Registrar office of Assurance at Borivali- 8 within jurisdiction of Mumbai suburban bearing document no.6982/2019 on dated 31/07/2019, have been recorded.

d) After perusal of the document, a Property Card entry dated 17.12.2019 in name of NEELAM CO-OPERATIVE HOUSING SOCIETY LIMITED have been recorded.

e) After perusal of the document, a Letter of No Objection issued by Deputy Registrar - Co-operative societies, R-North ward, Mumbai bearing outward no.मुंबई / उपनि./आर- नॉर्थ वि./ पुर्नवि.पत्र/ नीलम को-ऑप. हौ./२८८१/ २०२२ , dated 22/07/2022, have been recorded.

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f) After perusal of the document, Search Report by Adv.Suvarna S. Mandhare dated 28.02.2017 bearing Ref.No.SM/01/2022-23, dated 05/08/2022 in respect to land admeasuring about 681.26 Sq.mtrs or thereabouts out of C.T.S. No.743A corresponding to Survey No.279, Hissa No.4 along with the benefit of set back road out of total admeasuring area about 1111.7 sq.mtrs., in the revenue village Dahisar, Taluka Borivali for period from 1992 to 2022 for 30 years, it clearly shows that while taking search she found the relevant entry of conveyance and other related documents being registered by the members and the said report have also been recorded.

g) After perusal of the document, Development Agreement dated 28th November, 2022 executed by NEELAM CO-OPERATIVE HOUSING SOCIETY LIMITED, its members and the developer which is duly registered by and under seal of Joint Sub- Registrar office of Assurance at Borivali- 8 within jurisdiction of Mumbai suburban bearing document no.BLR8-15675-2022 on dated 28/11/2022, have been recorded.

h) After perusal of the document, Power of Attorney executed by NEELAM CO-OPERATIVE HOUSING SOCIETY LIMITED in favour of partners of M/s.Om Sai Developers & Promoters which is duly registered by and under seal of Joint Sub- Registrar office of

ADV. PRATIK S. MISHRA REG. NO. MAH/7775/ 2018

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Assurance at Borivali- 8 within jurisdiction of Mumbai suburban bearing document no.BLR8-15676-2022 on dated 28/11/2022, have been recorded

OWNER OF THE LAND :

NEELAM CO-OPERATIVE HOUSING SOCIETY LIMITED is sole and absolute owner in respect to ALL THAT piece or parcel of land admeasuring about 681.26 Sq.mtrs or thereabouts out of C.T.S. No.743A corresponding to Survey No.279, Hissa No.4 along with the benefit of set back road out of total admeasuring area about 1111.7 sq.mtrs., in the revenue village Dahisar, Taluka Borivali.

On the basis of the search taken, perusal of the documents referred to above and incidents pointed out as above, I have given above opinion.

Attached are the documents mentioned above.

Place: Mumbai.

Date: 25.07.2023

Yours faithfully,

ADV. PRATIK S. MISHRA
B.L.S., LL.B.
ADVOCATE HIGH COURT
Add: 302, Prabhat Center Annex
Sector-1A, CBD Belapur,
Navi Mumbai - 400614.
Mob.: 8669065422

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Format – A

(Circular No :-28 /2021)

I have verified the documents of title relating to land admeasuring about 681.26 Sq.mtrs or thereabouts out of C.T.S. No.743 corresponding to Survey No.279, Hissa No.4 along with the benefit of set back road out of total admeasuring area about 1111.7 sq.mtrs., in the revenue village Dahisar, Taluka Borivali along with the building known as NEELAM CO-OPERATIVE HOUSING SOCIETY LIMITED upon below mentioned documents handed over to me;

FLOW OF THE DOCUMENTS:

Sr.Nos.

a) Photo copy of the Occupation Certificate dated 9th November, 1982 issued by Municipal Corporation of Greater Bombay.

b) Photo copy of the Society Registration Certificate in the name of NEELAM CO-OPERATIVE HOUSING SOCIETY LIMITED, bearing Registration No.BOM/WR/HSG/TC/1487/84-85, Dated 22/02/1985.

c) Photo copy of a Deemed Conveyance Deed duly registered by and under seal of Joint Sub- Registrar office of Assurance at Borivali- 8 within jurisdiction of Mumbai suburban bearing document no.6982/2019 on dated 31/07/2019.

d) Photo copy of Property Card entry dated 17.12.2019.

ADV. PRATIK S. MISHRA REG. NO. MAH/7775/ 2018

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e) Original Letter of No Objection issued by Deputy Registrar - Co-operative societies, R-ward, Mumbai bearing outward no.मुंबई / उपनि./आर- नॉर्थ वि./ पुर्नवि.पत्र/ नीलम को- ऑप. हौ./२८८१/ २०२२ , dated 22/07/2022.

f) Original Search Report of 30 years by Adv.Suvarna S. Mandhare dated 28.02.2017 bearing Ref.No.SM/01/2022-23, dated 05/08/2022.

g) Development Agreement dated 28th November, 2022 bearing document no.BLR8-15675-2022 on dated 28/11/2022.

h) Power of Attorney bearing document no.BLR8-15676-2022 on dated 28/11/2022.

Date:- 25.07.2023.

ADV. PRATIK S. MISHRA REG. NO. MAH/7775/ 2018

Advocate