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**FORMAT-A**

To,
MAHARERA
BKC, Housefin Bhavan, near RBI,
E Block, Bandra Kurla Complex, Bandra East,
Mumbai, Maharashtra 400051.

## LEGAL TITLE REPORT

**Sub: Title clearance certificate with respect to all that piece and parcel of the land bearing Plot nos. 249/2/1/48, 249/2/1/49, 249/2/1/50 and 249/2/1/51 in total admeasuring about 1839.20 Sq. mtrs. ('the said land') together with now demolished buildings namely Mahavir Dham ('the said Building') situated at Garodia Nagar Mahavir Dham Co-operative Housing Ltd., Garodia Nagar, Ghatkopar East, Mumbai: 400077 bearing CTS no 195/47 at Village Ghatkopar, Taluka Kurla, Mumbai Suburban District (the said Land alongwith the said Building shall hereinafter be referred to as 'the said Property').**

1. I have investigated the title of the said Property on the request of my clients, Garodia Nagar Mahavir Dham Co-operative Housing Society Ltd. for self-redevelopment project (hereinafter referred to as 'the Developers') and following documents i.e.:-

    1. All that piece and parcel of the land bearing Plot nos. 249/2/1/48, 249/2/1/49, 249/2/1/50 and 249/2/1/51 in total admeasuring about 1839.20 Sq. mtrs. together with the structures (now demolished) situated at Garodia Nagar Mahavir Dham Co-operative Housing Ltd., Garodia Nagar, Ghatkopar East, Mumbai: 400077 bearing CTS no 195/47 at Village Ghatkopar, Taluka Kurla, Mumbai Suburban District.

    2. Photocopy of Deed of Conveyance dated 4th October 2018 duly registered with Sub-Registrar with the Office of the Sub-Registrar of Assurances at Bombay

under Serial No. KRL5/13667/2018 executed between Shri P.S. Sonawane, District Deputy Registrar, on account of defaulting Vendors/ Owners, M/s Damji Shamji & Co as Vendors thereof and on account of Shri Damji Shamji Shah, Chandrakant D. Shah, Shri Bastilal D. Shah and Shri Dineshchandra Khetshi Shah as Confirming Parties thereof and Garodia Nagar Mahavir Dham Co-operative Housing Ltd. as Purchasers thereof.

3. Property Card issued by City Survey Officer, Kurla and extract of digitally signed property card procured online. Name of the Society is mutated on the property card.

4. Search report for 30 years from 1994 till 2022.

5. Public notice dated 30th March 2023 issued in Free Press Journal and Navakal inviting claim from the public to the said Property or any part thereof. Till date no claim/ issue is received with respect to the said Property.

1. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of said Property owned by Garodia Nagar Mahavir Dham Co-operative Housing Society Limited is clear, marketable and without any encumbrances.

2. Owners of the said Land and owner of the said Building: Garodia Nagar Mahavir Dham Co-operative Housing Society Limited

3. Final Plot Nos. 249/2/1/48, 249/2/1/49, 249/2/1/50 and 249/2/1/51. CTS No. 195/47

**B.** Prima facie a physical inspection of the photocopies of the documents listed in Paragraphs above and subject to Observation set out in Paragraphs above, I am of the opinion that the ownership rights of the said Land and ownership of the said Building

vests with Garodia Nagar Mahavir Dham Co-operative Housing Society Limited and are entitled to carry out redevelopment of the said Property.

The report reflecting the flow of the title of the Owner on the said Property is enclosed herewith as annexure.

## 1. ASSUMPTIONS:

While considering my opinion on the title of the said Property, I have made the following assumptions:

**a.** All copy documents confirm to the originals and originals are genuine and complete.

**b.** Each signature on the documents shall be deemed to be genuine signature of the individual/ party concerned.

**c.** The Agreements are within the power and capacity of and have been validly authorized and signed by each party.

**d.** I express no opinion as to the correctness of any warranties given by the parties (expressly or implied) to the agreements under or by virtue of these agreements executed save if and insofar as the matters warranted are subject matter of specific opinions in this certificate.

Encl: Annexure.

Date: 22nd May 2023

JINITA SHAH
Advocate and Solicitor

FORMAT - A

(Circular No.:- 28/ 2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

Sr.No.

1) P.R. Card as on date of application for registration: Property Card issued by City Survey Officer, Kurla and extract of digitally signed property card procured online dated 21st April 2023.

2) Mutation Entry No. 476 dated 30/12/2022

3) Search report dated 21st April 2023 for 30 years taken from Sub-Registrar' office at Kurla by Mr. S.P. Bhosale.

4) Any other relevant title. NIL

5) Litigations if any: NIL.

Date: 22nd May 2023

JINTA SHAH
Advocate and Solicitor