



ADVOCATE

SAB LAW SERVICES
ADVOCATES & TAX CONSULTANTS
Mob. No. : 91-9892304472
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FORMAT-A

Circular No. 28/2021

To,
Maharera,
Housefin Bhavan,
Plot No. C-21,
Bandra Kurla Complex,
Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to all that piece and parcel of land with structure standing thereon area admeasuring about 975.9 Sq. Mtrs. lying and being at C.T.S. No. 79, 79/1 to 8 of Village Kanjur, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly situated at Shiv Vaibhav Society (Prop.) & Vera Villa Chawl situated at Shivdarshan Path, Nardas Nagar, Tembipada Road, Bhandup (West), Mumbai - 400078., more particularly falls within the limits of "S" ward of Municipal Corporation of Greater Mumbai.

We have investigated the title of the said First and Second property based on the request of **M/S SHREE SWAMI SAMARTH BUILDERS** the Partnership Firm represented through Partner SHRI VAIBHAV ATMARAM KOKATE having its registered office at Shop No. 1 and 2, SHH Residency, Shiva Industrial Estate, Lake Road, Bhandup (West), Mumbai - 400078 and perused the copies of following documents:

1. DESCRIPTION OF THE PROPERTY :

Add: Shop No. 7, Ground Floor, Ananddham Chs. Ltd., opp. Shivai School, Near. Nahur
Railway Station, Bhandup (East), Mumbai - 400042.
e-mail id. : sablawserv@gmail.com

a. FIRST PROPERTY

All that piece and parcel of land with structure standing thereon area admeasuring about 451.5 Sq. Mtrs. lying and being at C.T.S. No. 79 Part of Village Kanjur, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly situated at Shiv Vaibhav Society (Prop.) situated at Shivdarshan Path, Nardas Nagar, Tembipada Road, Bhandup (West), Mumbai – 400078., more particularly falls within the limits of "S" ward of Municipal Corporation of Greater Mumbai.

b. SECOND PROPERTY

All that piece and parcel of land with structure standing thereon area admeasuring about 524.4 Sq. Mtrs. lying and being at C.T.S. No. 79 Part, 79/1 to 8 of Village Kanjur, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly situated at Vera Villa Chawl situated at Shivdarshan Path, Nardas Nagar, Tembipada Road, Bhandup (West), Mumbai – 400078., more particularly falls within the limits of "S" ward of Municipal Corporation of Greater Mumbai.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT :

i) The First Property :

By executing three Separate Deed of Conveyances between respective "Owners/Vendors" therein members of Shiv Vaibhav Society (Prop.) had sold, transferred and conveyed and M/S SHREE SWAMI SAMARTH BUILDERS the Partnership Firm represented through its Partner SHRI VAIBHAV ATMARAM KOKATE "the Purchaser" therein had purchased part of plot of land area admeasuring about 451.5 Sq. Mtrs out of total plot of land area admeasuring about 520 Sq. Mtrs., lying and being at C.T.S. No. 79(Part) of Village Kanjur with structure standing thereon known as Shiv Vaibhav Society (Prop.) situated at Shivdarshan Path, Nardas Nagar, Tembipada Road, Bhandup (West), Mumbai – 400078, with agreed consideration and terms and



conditions contained therein and details of the said three Deed of Conveyances are as follows,

Sr. No.	NAME OF VENDORS	Execution Date	Registration Date	Registration No.	Area Sq. Mtrs.
1.	1) ASHOK BAJI RANE, 2) JAYA SESA POOJARY, 3) PADMAVATI PAI, 4) SURESH NARAYAN GAWAS, 5) MOHAN PANDURAG KOKAM, 6) NARAYAN VASANT GAVKAR	21/06/2018	21/06/2018	KRL-2/ 7581/2018	181.40
2.	1) LAXMAN NARAYAN KADAM AND 2) ASHOK BAJI RANE	06/08/2018	16/08/2018	KRL-2/ 10120/2018	70.50
3.	1) SURESH BHAGWAN TALEKAR, 2) BHAGOJI KODIRAM PINGLE, 3) SHASHIKANT NARAYAN KADAM, 4) SHARDA SHANTARAM SURVE wife of Late SHRI SHANTARAM BABURAO SURVE, 5) PANDURANG RAGHUNATH PALANDE, 6) SANDHYA SADASHIV SAWANT	06/08/2018	20/08/2018	KRL-2/ 10188/2018	199.60
Total Area					451.5



ii) The Second Property :

By executing Seven Separate Deed of Conveyances between respective "Owners/Vendors" therein had sold, transferred and conveyed and M/S SHREE SWAMI SAMARTH BUILDERS the Partnership Firm represented through its Partner SHRI VAIBHAV ATMARAM KOKATE "the Purchaser" therein had purchased plot of land area admeasuring about 262.90 Sq. Mtrs. lying and being at C.T.S. No. 79 (Part) and area admeasuring about 261.50 Sq. Mtrs. lying and being at C.T.S. No. 79/1 to 8 aggregated area admeasuring about 524.4 Sq. Mtrs., lying and being at C.T.S. No. 79 (Part), 79/1 to 8 of Village Kanjur with structure standing thereon known as Vera Villa Chawl situated at Shivdarshan Path, Nardas Nagar, Tembipada Road, Bhandup (West), Mumbai – 400078, with agreed consideration and terms and conditions contained therein and details of the said seven Deed of Conveyances are as follows,

Sr. No.	NAME OF VENDORS	Date of Execution	Registration Date	Registration No.	Area Sq. Mtrs.
1.	1) GANAPAYYA THIMMAPPA SHETTY, 2) SOMAJI NARAYAN KUBAL, 3) RAMA SESA BANGERA, 4) MILIND SHRIDHAR GAWADE, 5) VASU KUKARA POOJARY	05/12/2019	05/12/2019	KRL-4/ 15527/2019	501 (79 pt 239.50 and 79/1 TO 8 261.50)
2.	1(a) MADHURI DINESH KUMAR DEDHIA, 1(b) JIGNA MITESH CHHEDA,	11/11/2020	11/11/2020	KRL-3/ 9575/2020	5 (79 pt)

	1(c) BHAVIKA SACHIN GALA, 1(d) CHAITALI CHINTAN SALIA all the legal heirs of Late SHRI DINESH KUMAR KESHAVJI DEDHIA				
3.	JYOTI JADHAVJI DEDHIA widow of Late SHRI JADHAVJI KESHAVJI DEDHIA	18/12/2020	18/12/2020	KRL-3/ 12022/2020	5 (79 pt)
4.	1) DEVKIBAI PREMJI GORI AND 2) HARESH PREMJI GORI both legal heirs of Late SHRI PREMJI NARAYAN GORI	30/12/2020	30/12/2020	KRL-3/ 12893/2020	4.40 (79 pt)
5.	YUVRAJ BALASAHEB JADHAV	08/01/2021	11/01/2021	KRL-3/ 572/2021	3 (79 pt)
6.	PRAKASH SAHADEO SHIRKE	08/01/2021	13/01/2021	KRL-3/ 876/2021	3 (79 pt)
7.	AVINASH MAHADEV RANE legal heir of Late SHRI MAHADEV SAHADEV RANE	02/02/2021	02/02/2021	KRL-3/ 2188/2021	3 (79 pt)
Total Area					524.4



3. PROPERTY CARD or 7/12 EXTRACTS issued :

- i) The names of Previous owner MRS. REGINA CATHERINE JOHN DIAS is recorded on Property Card of C.T.S. No. 79 Part of Village Kanjur for area admeasuring 451.5 Sq. Mtrs. as per Mutation Entry Ferfar for the First Property.
- ii) The names of Previous owners 1) SHRI DINESH KUMAR KESHAVJI DEDHIA, 2) SHRI JADHAVJI KESHAVJI DEDHIA, 3) SHRI PRAKASH SAHADEO SHIRKE, 4) SHRI GANAPAYYA THIMMAPPA SHETTY, 5) SMT. LAXMI NARAYAN KUBAL, 6) SHRI RAMA SESA BANGERA, 7) SHRI MILIND SHRIDHAR GAWADE, 8) SHRI MAHADEO SAHADEO RANE, 9) SHRI VASU KUKARA POOJARY, 10) SHRI YUVRAJ BABASAHEB JADHAV, 11) SHRI PREMJI NARAYAN GORI are recorded on Property Card of C.T.S. No. 79 Part for area admeasuring 262.9 Sq. Mtrs and 79/1 to 8 for area admeasuring 261.5 Sq. Mtrs of Village Kanjur for aggregated area admeasuring 524.4 Sq. Mtrs. as per Mutation Entry Ferfar for the Second Property.

4. SEARCH REPORT FOR 30 YEARS :

We have relied upon the Search Report dated 12th July, 2023 issued by Mr. Rakesh Kubal (Search Clerk), Search Report for 30 years from 1994 to 2023.

- 2/- On perusal of above mentioned documents and all other relevant documents relating to the title of the property, we are of the opinion that the title of the **M/S SHREE SWAMI SAMARTH BUILDERS** to develop the property is clear, marketable and without any encumbrances.

OWNERS OF LAND

- a) M/S SHREE SWAMI SAMARTH BUILDERS is the Owner/holder of land with structure standing thereon area admeasuring about 451.5 Sq. Mtrs. lying and



being at C.T.S. No. 79 Part of Village Kanjur, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly situated at Shiv Vaibhav Society (Prop.) situated at Shivdarshan Path, Nardas Nagar, Tembipada Road, Bhandup (West), Mumbai – 400078., more particularly falls within the limits of "S" ward of Municipal Corporation of Greater Mumbai.

- b) M/S SHREE SWAMI SAMARTH BUILDERS is the Owner/holder of land with structure standing thereon area admeasuring about 524.4 Sq. Mtrs. lying and being at. C.T.S. No. 79 Part, 79/1 to 8 of Village Kanjur, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly situated at Vera Villa Chawl situated at Shivdarshan Path, Nardas Nagar, Tembipada Road, Bhandup (West), Mumbai – 400078., more particularly falls within the limits of "S" ward of Municipal Corporation of Greater Mumbai.

3/- The report reflecting the flow of the title of the **M/S SHREE SWAMI SAMARTH BUILDERS** on the said property is enclosed herewith as **Annexure**.

Encl : Annexure

Mumbai, Dated 18th July, 2023

For Sab Law Services


(Partner)

ANNEXURE

Flow of the Title of the Land

Sr. No.

1. Copy of Slum Gazette
2. Property Card of C.T.S. No. 79, 79/1 to 8 of Village Kanjur,
3. Copies of All registered chain of Deed of Conveyances and Index II,
4. Copy of Letter of Intent (L.O.I.),
5. Copy of Intimation of Approval (I.O.A.), Commencement Certificate,
6. Search Report of 30 years from 1994 to 2023,

Mumbai, Dated 18th July, 2023

For Sab Law Services



(Partner)