Vyas & Bhalwal
ADVOCATES, SOLICITORS & NOTARY (UNION OF INDIA)

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637/23

15.09.2023

FORMAT – A

(Circular No. 28/ 2021)

To,
Mahrashtra Real Estate Regulatory Authority
6th & 7th floor, Housefin Bhavan,
Plot No. C-2, E Block,
Bandra Kurla Complex,
Bandra (East), Mumbai 400 051

LEGAL TITLE REPORT

Sub.: Title Certificate with respect to ALL THAT Piece or parcel of Land Bearing Survey No. 23, Hissa No. 1/A(pt), Adm. 1138.80 sq.mtrs. area C.T.S No. 333A/1 of Village Eksar & Final Plot No. 222, 223 T.P.S No. III New Final Plot No. 253 or thereabout situated at Borivali, Taluka Borivali registration Dist. Sub-Dist. Mumbai TOGETHER WITH the New Ashwin Co-op.Hsg. Soc.Ltd. a Society duly registered under the provisions of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and governed by Maharashtra Co-operative Societies Act, 1960 and its Rule 1961 bearing its Reg.No. BOM/WR/HSG.TC.4240/1988-1989 dated 16.03.1989 having it registered address at Plot No. 222-223, T.P.S III, 51st TPS Road, Babhai, Borivali (W), Mumbai 400 001 (hereinafter referred as " the said Property")

We have investigated the title of the said Plot on the request of New Ashwin Co-op.Hsg. Soc.Ltd. a Society duly registered under the provisions of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and governed by Maharashtra Co-operative Societies Act, 1960 and its Rule 1961 bearing its Reg.No. BOM/WR/HSG.TC.4240/1988-1989 dated 16.03.1989 having it registered address at Plot No. 222-223, T.P.S III, 51st TPS Road, Babhai, Borivali (W), Mumbai 400 001 and following documents i.e:

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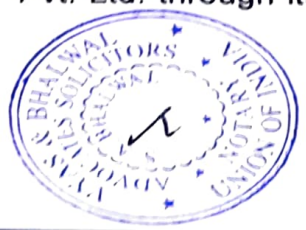
1. **DESCRIPTION OF THE PROPERTY:**

ALL THAT Piece or parcel of Land Bearing Survey No. 23, Hissa No. 1/A(pt), Adm. 1138.80 sq.mtrs. area C.T.S No. 333A/1 of Village Eksar & Final Plot No. 222, 223 T.P.S No. III New Final Plot No. 253 or thereabout situated at Borivali, Taluka Borivali registration Dist. Sub-Dist. Mumbai TOGETHER WITH the New Ashwin Co-op.Hsg. Soc.Ltd. a Society duly registered under the provisions of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and governed by Maharashtra Co-operative Societies Act, 1960 and its Rule 1961 bearing its Reg.No. BOM/WR/HSG.TC.4240/1988-1989 dated 16.03.1989 having it registered address at Plot No. 222-223, T.P.S III, 51st TPS Road, Babhai, Borivali (W), Mumbai 400 001 (hereinafter referred as " the said Property")

2. **DOCUMENT OF ALLOTMENT:**

By way of Deed Conveyance Deed dated 22.08.2012 Mrs. Shobhana Maheshwar Khare & Mrs. Maheshwar Trimba conveyed Land bearing Survey No. 23, Hissa No. 1/A(pt), Adm. 1138.80 sq.mtrs. area C.T.S No. 333A/1 of Village Eksar & Final Plot No. 222, 223 T.P.S No. III New Final Plot No. 253 of Village Borivali, Taluka Borivali registration Dist. sub-Dist. Mumbai in favour of New Ashwin Co-op.Hsg.Soc.Ltd., executed by Chariman Mrs. Megha M. Bapat; Secretary Mr. Jagannath M. Damale; Treasurer Mr. Yeshwant P. Bandekar.

By way of Development Agreement dated 09.08.2016 M/s New Ashwin Co-op.Hsg.Soc.Ltd. through its Chairman Mr.Prasad B. Sawant; Secretary Mr. Jagannath M. Damale; Treasurer Mr. Yeshwant P. Bandekar granted development rights to M/s MP Space Dynamics Pvt. Ltd. through its Director Mr. Manoj Manohar Patankar.



3. **7/12 Extract or Property Registration Card issued by City Survey Office:**

As per Property Card of the said Property is bearing Survey No. 23, Hissa No. 1/A(pt), Adm. 1138.80 sq.mtrs. area C.T.S No. 333A/1 of Village Eksar & Final Plot No. 222, 223 T.P.S No. III New Final Plot No. 253 of Village Borivali, Taluka Borivali registration Dist. sub-Dist. Mumbai.

7/12 Extract or property card issued by Maharashtra Government dated 07.02.2019 and (i) Mutation Entry No. 3/9377/2012 & FarFar No. 711 dated 30.01.2023 (Borivali (ii) Mutation Entry No. 3/9377/2012 & FarFar No. 917 dated 30.01.2023 (Borivali)

4. **SEARCH REPORT FOR 30 YEARS:**

Search Report for 32 years from 1992 to 2023 (32 years), Original Search Receipt No. 1113019550/2023 & 1113019498/2023 dated 07.08.2023 at Bandra, Borivali & Mumbai.

On perusal of the above mentioned documents and all other relevant document relating to the title of the said property we are of opinion that the title of M/s New Ashwin Co-op.Hsg.Soc.Ltd. in respect of the said property, is clear, marketable and without any encumbrances.

OWNER OF THE LAND

M/s New Ashwin Co-op.Hsg.Soc.Ltd is sole and absolute owner of Land bearing Survey No. 23, Hissa No. 1/A(pt), Adm. 1138.80 sq.mtrs. area C.T.S No. 333A/1 of Village Eksar & Final Plot No. 222, 223 T.P.S No. III New Final Plot No. 253 of Village Borivali, Taluka Borivali registration Dist. sub-Dist. Mumbai.

M/s M.P. Space Dynamics Pvt. Ltd. through its Director Mr. Manoja Manohar Patankar are developers of the said plot and derived a good, clear and marketable title in respect of Land of M/s New Ashwin Co-op.Hsg.Soc.Ltd. is the sole owner of Land bearing Survey No. 23, Hissa No. 1/A(pt), Adm. 1138.80 sq.mtrs. area C.T.S No. 333A/1 of Village Eksar & Final Plot No. 222, 223 T.P.S No. III New Final Plot No. 253 of Village Borivali, Taluka Borivali registration Dist. sub-Dist. Mumbai.

The Report reflecting the flow of the Title of M/s MP Space Dynamics Pvt. Ltd. in respect of said property is enclosed as Annexure.

Encl. Annexure
Dated this 15th day of Sept. 2023
Place: Mumbai

Yours faithfully,

M/s Vyas & Bhalwal

ANNEXURE

FLOW OF THE TITLE OF THE SAID PROPERTY

1. During the life time as per 7/12 extract late Smt.Shobhana Maheshwar Khare, were the absolute owner of the property bearing Survey No. 23, Hissa No.1/A(pt), CTS No. 333A/1 of Village Borivali, Taluka Borivali and now final Plot No. 222-223 of T.P.S No. III New Final Plot No. 253 of Village Borivali, Taluka Borivali area Admg. 1138.80 sq.mtrs. lying and situated at Borivali (W), Mumbai 400 091 (hereinafter referred to as "the said Plot") but as per Property Card late Smt. Shobhana Maheshwar Khare and late Mr. Maheshwar Trimbak Khare were the absolute owners of the said property and more particularly described in the schedule written hereunder.

2. By way of Agreement dated 26.03.1980 made and entered into between Smt. Shobhana Maheshwar Khare as an owner of the one part and Mr. Jagannath Moreshwar Damle, as Developers of the second part, the said owner had assigned development of the said property upon the terms and condition mentioned therein.

3. By way of Agreement dated 04.10.1982 made and entered into between Smt. Shobhana Maheshwar Khare as an owner of the one part and Mr. Jagannath Moreshwar Damle, as Confirming Party of the Second Part and Mr. Ramchandra Vishwanth Patwardhan and Mr. Vaikunth Dattatraya Joshi as a Developer/ Promoters of the Third part, therein the Party of the first part with the consent of the Party of the Second Part had transferred and assigned development of the said property to the Party of the third part on the terms and condition mentioned therein.

4. Late Smt. Shobhana Maheshware Khare, was expired on 14.01.2009 and late Mr. Maheshwar Khare, expired on 07.09.2000

leaving behind their daughter (i) Mrs. Ranjana Somnath Jog nee Smt. Ranjana Maheshwar Khare and their Daughter (ii) Mrs. Chaurusheela Ajit Shete nee Smt. Charusheela Maheshwar Khare, and their daughter in law (iii) Smt. Suchita Shivkumar Khare, and their Grandson (iv) Mr. Varun Shivkumar Khare and their son Mr. Shivkumar Maheshwar Khare who is already expired on 03.03.1999, as the only legal heirs and legal representatives of the said deceased and claimant of the said property.

5. The said Mr. Ramchandra Vishwanath Patwardhan and Mr.Vaikunth Dattatraya Joshi, as a Promoter and Developers constructed a building known as "NEW ASHWIN CO-OPEATIVE SOCIETY LTD." on the said Property, as more specifically described in the Scheduled hereunder written consisting of Ground plus Four upper floors as per the plans and specification approved by the Bombay Municipal Corporation vide its approval Number CHE/4194/BP(ES)/AR of 13.11.1998 (hereinafter referred to as "the said Building").

6. The said building is having ground plus four upper floor within 33 flats and the said building received the Occupation Certificate on 13.11.1998 and thereafter the said flats/ tenements Purchasers have formed and registered the Co-operative Housing Society known as New Ashwin Co-op. Husg. Society Ltd. a Co-operative Housing Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 vide Registration No. BOM/WR/HSG.TC./ 4240/1988-89 dated 16.03.1989 having its address at Plot No. 222,223, TPS III, 51ST TPS Road, Babhai, Borivali (W) Mumbai 400 091, and the said Society duly registered under the Provision of The Maharashtra Ownership Flats (Registration of the Promotion of Construction, sale, Management and Transfer) Act, 1963 and governed by Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to as "the said Society").

7. Upon registration of the said Society the Members of the said Society had requested several time to Mr.Ramchandra Vishwanath

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Patwardhan and Mr. Vaikunth Dattatraya Joshi, to convey the said property in favour of the said Society but the said Mr.Ramchandra Vishwanath Patwardhan and Mr. Vaikunth Dattatraya Joshi, had completely neglected the request and demand of the members of the said Society and hence all the members of the said Society have unanimously decided to approach Deputy Registrar of Societies for Deemed Conveyance under the provision of U/s 5 A of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

8. By way of Deed Conveyance Deed dated 22.08.2012 Mrs. Shobhana Maheshwar Khare & Mrs. Maheshwar Trimba conveyed Land & Construction New Ashwin Co-op.Hsg.Soc.Ltd. Survey No. 23, Hissa No.1/A(pt) C.T.S. No. 333A/1 Village Eskar Taluka Borivali, Final Plot No. 222-223 New Final Plot No. 253 T.P.S. No. III Village Borivali, Taluka Borivali Adm. 1138.80 Sq.Mtrs. To M/s New Ashwin Co-op.Hsg.Soc.Ltd. through its Chairman Mrs. Megha M. Bapat; M/s New Ashwin Co-op.Hsg.Soc.Ltd. through its Secretary Mr. Jagannath M. Damale; M/s New Ashwin Co-op.Hsg.Soc.Ltd. through its Treasurer Mr. Yeshwant P. Bandekar and the said Deed of Conveyance is duly Registered under Receipt No. B-3/9377/2012 dated 29.11.2012

9. By way of Development Agreement dated 09.08.2016 M/s New Ashwin Co-op.Hsg.Soc.Ltd. through its Chairman Mr.Prasad B. Sawant; M/s New Ashwin Co-op.Hsg.Soc.Ltd. through its Secretary Mr. Jagannath M. Damale; M/s New Ashwin Co-op.Hsg.Soc.Ltd. through its Treasurer Mr. Yeshwant P. Bandekar Land & Construction New Ashwin Co-op.Hsg.Soc.Ltd. Survey No. 23, Hissa No.1/A(pt) C.T.S. No. 333A/1 Village Eskar Taluka Borivali, Final Plot No. 222-223 New Final Plot No. 253 T.P.S. No. III Village Borivali, Taluka Borivali Adm. 1138.80 Sq.Mtrs. To M/s MP Space Dynamics Pvt. Ltd. through its Director Mr. Manoj Manohar Patankar and the said Development Agreement is duly Registered under Receipt No. B-5/8113/2016 dated 09.08.2016.

10. In the premises aforesaid our Client is the absolute Owner and well and sufficiently entitled for the redevelopment in respect of the said property.

11. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property as more particularly described hereinabove and title and Ownership to the above mentioned Property clear and marketable.

For M/s. VYAS & BHALWAL
ADVOCATES, SOLICITORS & NOTARY

Proprietor.