S.T.BORKAR
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Advocate, High Court

Office. :
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To,
Maha RERA
E Block, Bandra Kurla Complex,
Bandra (East),
Mumbai – 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to property bearing Survey No.181, Hissa No. l, corresponding C.T.S. No. 177, admeasuring 357.8 square meters C.T.S. No. 177/1, admeasuring 5.9 square meters C.T.S. No. 177/2, admeasuring 9.8 square meters C.T.S. No. 177/3, admeasuring 10.7 square meters C.T.S. No. 177/4, admeasuring 40.7 square meters C.T.S. No. 177/5, admeasuring 28.2 square meters C.T.S. No. 177/6, admeasuring 31.3 square meters C.T.S. No. 177/7, admeasuring 29.1 square meters C.T.S. No. 177/8, admeasuring 40.7 square meters C.T.S. No. 177/9, admeasuring 20.9 square meters C.T.S. No. 177/10, admeasuring 28.9 square meters C.T.S. No. 177/11, admeasuring 16.5 square meters total admeasuring 620.5 square meters or thereabouts of Village Malad (East), Taluka Borivali, within the Registration District and Sub-District of Mumbai Suburban, situated at Manchubhai Road, Malad (East), Mumbai. (Hereinafter referred to as the "said plot")

1. I have investigated the title of the said plot on the request of (M/s. Rajhans Residency) and following documents i.e.:-

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i. **Description of the property:**

a) Property bearing C.T.S. No. 177, admeasuring 357.8 square meters C.T.S. No. 177/1, admeasuring 5.9 square meters C.T.S. No. 177/2, admeasuring 9.8 square meters C.T.S. No. 177/3, admeasuring 10.7 square meters C.T.S. No. 177/4, admeasuring 40.7 square meters C.T.S. No. 177/5, admeasuring 28.2 square meters C.T.S. No. 177/6, admeasuring 31.3 square meters C.T.S. No. 177/7, admeasuring 29.1 square meters C.T.S. No. 177/8, admeasuring 40.7 square meters C.T.S. No. 177/9, admeasuring 20.9 square meters C.T.S. No. 177/10, admeasuring 28.9 square meters C.T.S. No. 177/11, admeasuring 16.5 square meters total admeasuring 620.5 square meters, lying, being and situated at Village Malad East, Taluka Borivali, District Mumbai Suburban.

ii. **The documents of allotment of plot.**

a) Deed of Conveyance dated the 15th day of July 1994 in respect of CTS Nos. 177, 177/1 to 177/11, executed between the Erstwhile Owners Maganlal Harilal Doshi and 6 others, the Trustees of late Harilal Keshavji Khetani Dasha Shrimali Vanik Vidyarthi Bhavan as Vendors and M/s, Yogi Associates as Purchasers which is duly registered at the office of the Sub-Registrar Bandra, Mumbai under Serial No. BDR- 2/1463/94 on 19th June 1997.

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b) Deed of Partnership dated the 26th day of April 1993 of M/s Yogi Associates and Retirement Deed dated 27th day of May 1996.

c) Agreement for Development dated the 17th day of May 2004, registered with the Sub-Registrar of Assurances at Bandra, Mumbai, under the Serial. No.BDR-2/4896/2004, and made between said M/s Yogi Associates therein referred to as the Owner and M/s. Global Empire Associates, therein referred to as the Developers.

d) Deed of Conveyance dated the 21st day of September, 2007 made between the said M/s. Yogi Associates, therein referred to as the Vendor of the First Part, M/s. Kalyanji Dedhia, Global Empire Associates, therein referred to as the Confirming Party of the Second Part and (i) Shri. Ramesh H. Gandhi, (ii) Shri. Mahendra H. Gandhi and (iii) Shri. Ganpat P. Gajera, alias Patel, therein referred to as the Purchasers of the Third Part and registered before the Sub-Registrar of Assurances, Borivali No.1, 2007, under Sr. No.BDR-4/6904/2007.

e) Deed of Conveyance dated the 13th day of December, 2012 executed between (i) Shri. Ramesh H. Gandhi, (ii) Shri. Mahendra H. Gandhi and (iii) Shri. Ganpat P. Gajera, alias Patel the Vendors and M/s. Rajhans Residency therein referred to as the Purchasers and the same is registered before the Sub-Registrar of Assurances,

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Borivali No.9, 2012, under Sr. No. BRL-9/1685/2013 on 17/04/2013.

f) Title Certificate in respect of said property issued by Mehta and Co, Advocates and Solicitors through its Properitor H.C. Mehta dated 22/10/2007.

iii. **Property Register Card issued by the City Survey Office Borivali dated 13/12/2022.**

iv. **Search report for 16 years from 2007 to 2023 (16 Years).**
Searches taken in the Office of Sub Registrar of Assurances Bandra and Old Custom House at Mumbai and Borivali through Search Clerk Mr. S. M. Patekar in respect of the aforesaid plots for a period commencing from the year 2007 to 2023 (16 years).

2. 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. Rajhans Residency as the Owners to the captioned plot is clear marketable and free from all encumbrances.

3. Owners of the land

I. The Owners of the said land is M/s. Rajhans Residency.
II. Qualifying comments/ remarks if any

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4. The report reflecting the flow of the title of the M/s. Rajhans Residency on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 03/08/2023

S. T. BORKAR ADVOCATE HIGH COURT BOMBAY.

[Advocate Stamp]

03/08/2023

S. T. Borkar

(Advocate High Court)

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) Copy of Property Register Card issued by the City Survey Office Borivali.

2) Deed of Conveyance dated the 15 th day of July 1994 in respect of CTS Nos. 177, 177/1 to 177/11, executed between the Erstwhile Owners Maganlal Harilal Doshi and 6 others, the Trustees of late Harilal Keshavji Khetani Dasha Shrimali Vanik Vidyarthi Bhavan as vendors and M/s, Yogi Associates as Purchasers which is duly registered at the office of the Sub-Registrar Bandra, Mumbai under Serial No. BDR- 2/1463/94 on 19th June 1997.

3) Agreement for Development dated the 17th day of May 2004, registered with the Sub-Registrar of Assurances at Bandra, Mumbai, under the Serial. No.BDR-2/4896/2004, and made between said M/s Yogi Associates therein referred to as the Owner and M/s. Global Empire Associates, therein referred to as the Developers.

4) Deed of Conveyance dated the 21st day of September, 2007 the Sub-Registrar of Assurances, Borivali No.1, 2007, registered with Mumbai, under Sr. No.BDR-4/6904/2007, and made between the said M/s. Yogi Associates, therein referred to as the Vendor of the First Part, M/s. Kalyanji Dedhia, Global Empire Associates, therein referred to as the Confirming Party of the Second Part and (i) Shri. Ramesh H. Gandhi, (ii) Shri. Mahendra H. Gandhi and (iii) Shri.

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Ganpat P. Gajera, alias Patel, therein referred to as the Purchasers of the Third Part.

5) Deed of Conveyance dated the 13th day of December, 2012 executed between (i) Shri. Ramesh H. Gandhi, (ii) Shri. Mahendra H. Gandhi and (iii) Shri. Ganpat P. Gajera, alias Patel as Vendors and M/s. Rajhans Residency therein referred to as the Purchasers and the same is duly stamped and registered with the Joint Sub-Registrar of Assurances, under Sr. No.BRL-9/1685/2013 on 17/04/2013.

6) Title Certificate in respect of said property issued by Mehta and Co, Advocates and Solicitors through its Properitor H.C. Mehta dated 22/10/2007.

7) Searches taken in the Office of Sub Registrar of Assurances Bandra and Old Custom House at Mumbai and Borivali through Search Clerk Mr. S. M. Patekar in respect of the aforesaid plots for a period from the year 2007 to 2023 (16 Years).

Date: 03/08/2023

BOMBAY.

[Advocate Stamp]

S. T. Borkar

(Advocate High Court)