K ASHAR & CO. *(Regd.)*
Advocates & Solicitors

J K Ashar
K J Ashar
M A Mody
P M Mody

1107-9 Raheja Centre (11th Floor), Free Press Journal Marg, Nariman Point, Mumbai - 400 021, India.
Tel.: +91-22-6624 9494 Fax : +91-22-6624 9495 Email : mumbai@kasharindia.com

Ref. No.: M337c/2792/23

Date : 28th July, 2023

FORMAT -A
(Circular No. 28/2021)

To
Maharashtra Real Estate Authority
6th and 7th Floors,
Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (East),
Mumbai – 400 051.

LEGAL TITLE REPORT

Re.: Title Report in respect of M/s. Mahavir Millennium LLP's right, title and interest in all that piece or parcels of land or ground admeasuring about 2,600.30 sq. mtrs. or thereabouts as per Property Register Card and admeasuring 2,053 sq. yrds. as per title documents and bearing Plot No. 191, C.T.S Nos. 1109 and 1109/1 to 1109/13 of Village Chembur in Taluka Chembur along with the building structure and garage structures standing thereon.

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1. We have investigated the title of the captioned property on the request of M/s. Mahavir Millennium LLP **(the Developers)**, a limited liability partnership (AAA-5554) and having its registered office at Room No. 2, Ground Floor, Building No. 4, Khandari Colony, 2nd Road, Chembur, Mumbai – 400 071, who have acquired development rights with the ultimate right of sale from The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust **(the Trust)**, based on the following details/documents furnished to us :-

(a) **Description of the Property**

All that piece or parcels of land or ground admeasuring about 2,600.30 sq. mtrs. or thereabouts as per Property Register Card and admeasuring 2,053 sq. yrds. or thereabouts as per title documents and bearing Plot No. 191, C.T.S Nos. 1109 and 1109/1 to 1109/13 of Village Chembur in Taluka Chembur along with the building structure and garage structures standing thereon and bounded as follows :

on or towards North : Plot No. 190/C.T.S No. 1108;

on or towards South : partly by C.T.S No. 1110 and partly by C.T.S No. 1176;

on or towards East : C.T.S Nos. 1122, 1113 and 1112; and

on or towards West : Ghakopar Mahul Road.

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DELHI : 3, Tansen Marg, First Floor, Bengali Market, New Delhi - 110 001, India.
Tel.: +91-11-4007 9494 / 9496 Email : delhi@kasharindia.com

www.kasharindia.com

(b) **The documents of allotment of the said Plot**

We have been provided for our inspection, the photostat copies of the following documents:-

(i) Indenture dated 5th April, 1958 executed between Shri Kishinchand Thadomal Shahani and (i) Shri Anandram Thadomal Shahani, (ii) Shri Dayaram Thadomal Shahani, (iii) Shri Kishinchand Thadomal Shahani, (iv) Smt. Lila Kishinchand Shahani and (v) Shri Mohanlal Jotsing Shahani;

(ii) Indenture dated 31st January, 1959 executed between (1) (i) Shri Virji Devshi, (ii) Jadavji Pragji and (iii) Shri Hirji Vasantiji, (2) Lilawatibai Naranji Dayal, (3) Narandas K. Shahani and (4) (i) Shri Anandram Thadomal Shahani, (ii) Shri Dayaram Thadomal Shahani, (iii) Shri Kishinchand Thadomal Shahani, (iv) Smt. Lila Kishinchand Shahani and (v) Shri Mohanlal Jotsing Shahani as trustees of The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust;

(iii) 14 (fourteen) separate Sanads for Building Sites for land bearing C.T.S. Nos. 1109, 1109/1 to 1109/13 of Village Chembur;

(iv) Memorandum of Understanding dated 6th February, 2012 executed between The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust and M/s. Mahavir Millenium L.L.P;

(v) Application No. J-4/109/2012 filed by The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust before the Joint Charity Commissioner Maharashtra State under Section 36 (1) (a) of the Bombay Public Trusts Act, 1950;

(vi) Order dated 26th December, 2012 of the Joint Charity Commissioner, Maharashtra State in the Application No. J-4/109/2012 filed by The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust;

(vii) Development Agreement dated 31st December, 2012 executed between the Thadomal Mushtakram and Jotsing Thadomal Shahani Trust and Mahavir Millenium L.L.P;

(viii) Power of Attorney dated 4th May, 2013 executed between (i) Shri Narain K. Shahani, (ii) Smt. Saroj N. Shahani, (iii) Shri Kishore Shahani, (iv) Smt. Maya K. Shahani and (v) Shri Akhil K. Shahani, trustees of The Thadomal Mushtakram and Jotsing Thadomal Shahani

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Trust in favour of Shri Dhiren M. Gala and Mr. Kiran M. Shahe, authorized representatives of Mahavir Millenium L.L.P;

(ix) Order dated 28th May, 2015 issued by Dy. Director of Land Records, Konkan Division, Mumbai;

(x) Property Register Cards in respect of land bearing C.T.S. Nos. 1109, 1109/1 to 1109/13 of Village Chembur inter alia reflecting the name of The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust; and

(xi) Application No. 03 of 2023 filed by Mr. R. Sankaranarayanan & Ors. against The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust before the Hon'ble Charity Commissioner, Maharashtra State, Mumbai.

(c) **7/12 Extracts or Property Register Card**

On perusal of the Property Register Card in respect of lands bearing C.T.S Nos. 1109 and 1109/1 to 1109/13 of Village Chembur, we observe that the same is presently categorized as "C" and the name of The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust is reflected as the holder in the holder column.

(d) **Search Reports**

Search Report of our Search Clerk Shri. Ganesh Gawde, who has obtained necessary searches form records of Sub Registrar of Assurances at Mumbai, Kurla and Chembur Office for years 1993 to 2023.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the captioned property, and on the basis of and subject to what is stated in our Title Certificate bearing Ref. No. M337c/2791/23 dated 28th July, 2023, we are of the opinion that the title of the Developers to the captioned property is clear and marketable subject to the what is mentioned in the said Title Certificate.

3. **Owners of the land.**

The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust is the owner of the captioned property and has granted development rights with the ultimate right of sale to M/s. Mahavir Millennium LLP (the Developers) under a Development Agreement dated 31st December, 2012 and

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registered under Serial No. KRL-1/4033/2013. The flow of title in respect of the captioned property is recited in the said Title Certificate and is enclosed herewith as Annexure 'A'.

Yours truly,

for K Aswan Rao.

Encl.: as above.

ANNEXURE 'A'

J K Ashar
K J Ashar
M A Mody
P M Mody

K ASHAR & CO. (Regd.)
Advocates & Solicitors

4th & 5th Floors, Medows House, 39, Nagindas Master Road, Fort, Mumbai - 400 001, India.
Tel.: +91-22-6624 9494, Fax : +91-22-6624 9495, Email : mumbai@kasharindia.com

Ref. No.: M337c/2791/23 Date : 28th July, 2023

TO WHOMSOEVER IT MAY CONCERN

Re.: Title Report in respect of M/s. Mahavir Millennium LLP's right, title and interest in all that piece or parcels of land or ground admeasuring about 2,600.30 sq. mtrs. or thereabouts as per Property Register Card and admeasuring 2,053 sq. yrds. as per title documents and bearing Plot No. 191, C.T.S Nos. 1109 and 1109/1 to 1109/13 of Village Chembur in Taluka Chembur along with the building structure and garage structures standing thereon.

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1. We have investigated the title of M/s. Mahavir Millennium LLP **(the Developer)**, a limited liability partnership (AAA-5554) and having its registered office at Room No. 2, Ground Floor, Building No. 4, Khandari Colony, 2nd Road, Chembur, Mumbai – 400 071, who have acquired development rights with the ultimate right of sale from The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust **(the Trust)**, and on perusal of the documents provided to us, we observe as under as under:

A. Flow of Title

2.1 By and under an Indenture dated 5th April, 1958 **(the said Trust Deed)** executed between one Shri Kishinchand Thadomal Shahani, therein referred to as "the Settler" of the One Part and (i) Shri Anandram Thadomal Shahani, (ii) Shri Dayaram Thadomal Shahani, (iii) Shri Kishinchand Thadomal Shahani, (iv) Smt. Lila Kishinchand Shahani and (v) Shri Mohanlal Jotsing Shahani, therein referred to as "the Trustees" of the Other Part, the said Kishinchand Thadomal Shahani being actuated by pious and charitable intentions, settled a sum of Rs. 20,000/- (Rupees Twenty Thousand only) and at the request of the said Kishinchand Thadomal Shahani the said Anandram Thadomal Shahani & 4 Ors. agreed to act as the trustees of the Trust called "The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust" viz. the Trust herein and hold and stand possessed of the said sum of Rs. 20,000/- (Rupees Twenty Thousand only) any donations or contributions received by the trustees and all accretions thereto and the investments and securities for the time being and from time to time representing the same upon the Trust, subject to the powers, provisions and declarations therein stated. Certain amendments were made to the said Trust Deed, which were sanctioned by the Bombay City Civil Court vide a Decree dated 20th September, 1978.

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2.2 By and under an Indenture dated 31st January, 1959 executed between (1) (i) Virji Devshi, (ii) Jadavji Pragji and (iii) Hirji Vasantji, therein collectively referred to as "the Vendors" of the One Part, (2) Lilawatibai Naranji Dayal, therein referred to as "the First Confirming Party" of the Second Part, (3) Narandas K. Shahani, therein referred to as "the Second Confirming Party" of the Third Part, and (4) (i) Shri Anandram Thadomal Shahani, (ii) Shri Dayaram Thadomal Shahani, (iii) Shri Kishinchand Thadomal Shahani, (iv) Smt. Lila Kishinchand Shahani and (v) Shri Mohanlal Jotsing Shahani as trustees of the Trust, therein referred to as "the Purchasers" of the Fourth Part, the said Narandas K. Shahani, on behalf of the said Trust paid an amount of Rs. 20,000/- (Rupees Twenty Thousand only) and the Trust paid an amount of Rs. 18,786.62/- (Rupees Eighteen Thousand Seven Hundred and Eighty Six and Paise Sixty Two only) to the said Virji Devshi & 2 Ors. and the said Virji Devshi & 2 Ors. granted, sold, assigned, released, conveyed and assured unto the trustees of the Trust, all that pieces and parcels of vacant government land or ground admeasuring about 2,053 sq. yrds. or thereabouts being Plot No. 191 of Suburban Scheme No. III, Chembur in the Registration Sub-District of Bandra, District Bombay Suburban now Greater Bombay viz. the said Plot together with the singular houses, house edifices, buildings standing thereon and more particularly described in the Schedule thereunder written, for a consideration and on terms and conditions stated therein. The said Indenture dated 31st January, 1959 is registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/798/1959 of Book 1 on 16th February, 1959.

2.3 Accordingly, the Trust became the owner of all that piece or parcel of plot of land or ground lying and being at Ghatkopar, Mahul Road, Chembur admeasuring approximately 2,053 sq. yrds. or thereabouts or thereabouts being Plot No. 191 and now bearing C.T.S No. 1109 and 1109/1 to 13 of Village Chembur viz. the said Plot together with the buildings of ground plus three upper floors and garage structures. The said Plot and the building and garage structures constructed therein are hereinafter collectively referred to as **"the said Property"**.

2.4 14 (fourteen) separate Sanads for Building Sites were issued in favour of the then trustees of the Trust by the Government of Bombay through the Collector, B.S.D in respect of pieces of land bearing C.T.S. Nos. 1109, 1109/1 to 1109/13 of Village Chembur and aggregating to 2,600.30 sq. mtrs., whereby perpetual right of occupation were granted to the trustees of the Trust of the said

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pieces of land and structures comprised in the said 14 (fourteen) Sanads. Accordingly, the names of the then trustees of the Trust were mutated in the Property Register Card in respect of the said Plot bearing C.T.S. Nos. 1109 and 1109/1 to 1109/13 aggregating to 2,600.30 sq. mtrs. of Village Chembur. Subsequently, upon an application dated 27th July, 1972 and Resolution dated 25th August, 1971, the name of the Trust was mutated in the aforesaid Property Register Cards on 7th July, 1973 and the names of the then trustees were deleted.

2.5 The said Plot was an agricultural land and upon an application made by the Trust, the Sub-Divisional Office, Mumbai Suburban vide Order bearing Ref. No. LND A/1642granted its permission to use the said Plot as non-agricultural land.

2.6 Under the clause 6 of the said Trust Deed, the then trustees of the Trust after considering all the relevant factors and in particular safeguarding the interest of the Trust, the trustees of the Trust were desirous of alienating and selling the said Property to the interested purchasers subject to the sanction of the Charity Commissioner under Section 36 of the Bombay Public Trusts Act, 1950.

2.7 The said Trust published public notices in the two newspapers (i) 'The Asian Age' in English and (ii) "Tarun Bharat" in Marathi in their editions on 7th December, 2011, inviting offers for the sale of its right, title and interest in the said Property on the terms and conditions prepared by the Trust. Thereafter, the offerors were invited to bid amongst themselves and increase their offers of they so desired and bidding was accordingly conducted.

2.8 Pursuant to the said Public Notice dated 13th December, 2011, published in the newspapers, the Trust received offers from the public at large for the sale of the said Property.

2.9 After considering the offers received by the Trust, the trustees of the Trust in its meeting held on 25th January, 2012 accepted the highest offer of Rs. 4,25,00,000/- (Rupees Four Lacs Twenty Five Thousand only) offered by one M/s. Mahavir Millenium L.L.P, hereinafter referred to as "the Developers". Accordingly, the trustees of the Trust unanimously passed a resolution to sell the said Property to the Developers on 'as is where is' basis for an agreed aggregate consideration of Rs. 4,25,00,000/- (Rupees Four Crores Twenty Five Lacs only).

2.10 Pursuant to the said offer of the Developers, a Memorandum of Understanding dated 6th February, 2012 was executed between the Trust and the Developers, for a consideration of Rs. 4,25,00,000/-

(Rupees Four Crores Twenty Five Lacs only) to be paid by the Developers to the Trust in the manner set out therein, the Trust agreed to sell, transfer and assign all their right and interest of whatsoever nature in the said Property in favour of the Developers on 'as is where is' basis and execute the requisite Conveyance Deed/Development Agreement in favour of the Developers, on terms and conditions stated therein.

2.11 Thereafter, the Trust made an application being Application No. J-4/109/2012 to the Charity Commissioner, Maharashtra State, Mumbai for permission under Section 36(1)(a) of the Bombay Public Trusts Act, 1950 to sell and transfer the said Property to the Developers in accordance with the terms of the said Memorandum of Understanding dated 6th February, 2012. The Joint Charity Commissioner, Maharashtra State, Mumbai by its Order dated 26th December, 2012, accorded its sanction to the trustees of the said Trust to sell the said Property on 'as is where is' basis to the Developers and/or their nominees for total consideration of Rs. 4,25,00,000/- (Rupees Four Crores Twenty Five Lacs only) and on terms and conditions stated in the said Memorandum of Understanding dated 6th February, 20122 and on terms and conditions stated therein.

2.12 Subsequently, by and under a Development Agreement dated 31st December, 2012 executed between the said Trust, through its trustees (i) Shri Narain K. Shahani, (ii) Smt. Saroj N. Shahani, (iii) Shri Kishore Shahani, (iv) Smt. Maya K. Shahani and (v) Shri Akhil K. Shahani, therein referred to as "the Trust" of the One Part and the Developers herein, therein also referred to as "the Developers" of the Other Part, on the receipt of the entire consideration of Rs. 4,25,00,000/- (Rupees Four Crores Twenty Five Lacs only) as stated under the said Memorandum of Understanding dated 6th February, 2012, the said Trust granted the sole, exclusive and irrevocable development rights in respect of the said Property being all that piece or parcel of plot of land or ground admeasuring approximately admeasuring 2,053 sq. yrds. or thereabouts bearing Plot No. 191, C.T.S No. 1109 and 1109/1 to 13 of Village Chembur along with the said Trust's right, title, interest and benefits in the garage structures standing on the said Plot, with the ultimate purpose of conveying and transferring the said Trust's right, title and interest in the said Property unto and in favour of the Developers. The Development Agreement dated 31st December, 2012 is registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL-1/4033/2013 on 30th April, 2013.

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2.13 The then trustees of the Trust have also executed and registered a Power of Attorney dated 4th May, 2013 in favour of Mr. Dhiren M. Gala and Mr. Kiran M. Shah, the authorized representatives of the Developers to do various deeds, acts and things joint and severally in respect of development the said Property, including authorizing them to execute Conveyance/ Deed of Transfer/Assignment or assurances in favour of the Developers or their nominees, including an organization to be formed of all the flat purchasers in the proposed buildings to be constructed on the said Plot.

B. Property Register Card

The Property Register Cards in respect of the said Plot inadvertently reflected and recorded the tenure of the said Plot as "B-1" instead of "C" and accordingly, an application was filed by the Trust for correction of the tenure and an Order dated 31st July, 2014 was passed by the District Collector rejecting the application. Thereafter, a Revision Application No. 14/2015 was filed by the Trust before the Deputy Director of Land Records and thereafter, by an Order dated 28th May, 2015, the Deputy Director of Land Records allowed the Application of the Trust and directed the City Survey Office to record the change of the tenure of the said Plot from B-1 to C.

From perusal of the Property Register Cards issued in respect of the said Plot, the area of the said Plot admeasures in aggregate 2,600.30 sq. mtrs. and as per the title documents the area of the said Plot admeasures admeasuring about 2,053 sq. yrds. or thereabouts. Necessary steps be taken by the Developers to ascertain the correct area and rectify the same in the Property Register Cards.

C. Approvals

(i) As per Development Plan Remark 2034 issued by Municipal Corporation of Greater Mumbai, the said Land falls under Residential Zone.

(ii) Upon an application made by the Trust along with Dewan Lilaram Duhilanomal Sadarangani Amil Dharmada Trust for development of the said Plot along with the adjoining land bearing C.T.S Nos. 1108 and 1108/1 to 1108/8 of Village Chembur to the Municipal Corporation of Greater Mumbai, Municipal Corporation of Greater Mumbai issued its Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act under Ref. No. P-8546/2021/(1108 And Other)/M/W/Ward/CHEMBUR-W/337/1/New dated 1st August, 2022 approving the plans and a

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Commencement Certificate dated 21st March, 2023 is issued by Municipal Corporation of Greater Mumbai

D. Litigations

(a) City Civil Court

(i) Since the buildings constructed on the said Plot were in a dilapidated condition, Municipal Corporation of Greater Mumbai (MCGM) issued 3 separate Notices u/s 354 of the Mumbai Municipal Corporation Act, 1888 (MMC Act) to the Developers with respect to the said buildings to demolish the same. It was further directed in the said notice dated 25th June, 2021, that if the Developers did not comply within 7 days from receipt of the said notice, the Developers would be liable under Section 475 A of the MMC Act. The Lions Club of Chembur Charity Fund ("Lions Club") is a tenant occupying Unit Nos. 1 to 3, Ground Floor of Building No. 1 of the Trust situate at Plot No. 191, R.C. Marg, Chembur (East), Mumbai- 400 071.

(ii) Lions Club filed a L. C. Suit No. 1463 of 2021 before the Hon'ble City Civil Court against the Developers, MCGM and Ors. and wherein Lions Club took out Notice of Motion No. 1781 of 2021 for temporary injunction restraining MCGM and the Developers or anybody through them from taking out any action pursuant to impugned notice dated 25th June, 2021. The Notice of Motion No. 1787 of 2021 was dismissed by Hon'ble City Civil Court vide Order dated 3rd August, 2022.

(iii) In view of the building being demolished by the Developers, the Suit becomes infructuous, however the same is pending for hearing.

(b) Small Causes Court

(i) The Trust along with the Developers have filed eviction Suit bearing no. R. A. E. Suit Nos. 767 and 768 of 2021 before the Hon'ble Small Causes Court against Jagdish Atmram Fatnani for eviction on the ground of requirement of the premises occupied by him for demolition as per provisions of Section 16(1)(i) of the Maharashtra Rent Control Act, 1999. The said Suit is pending before the Hon'ble Small Causes Court.

(ii) The Trust along with the Developers have filed eviction Suit bearing no. R. A. E. Suit No. 769 of 2021 before the Hon'ble Small Causes Court against Lions Club for eviction on the grounds of change of user of the premises occupied by them, which were let out to Lions Club for the residential

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purpose only and the Lions Club changed the user of the premises from residential to commercial use without the consent and knowledge of the Trust and in contravention to the terms and conditions of the tenancy. The said eviction Suit is pending before the Hon'ble Small Causes Court.

(iii) The Trust along with the Developers have filed another R. A. E. Suit No. 311 of 2021 before the Hon'ble Small Causes Court against the Lions Club for eviction on the ground of requirement of the premises occupied by them for demolition as per provisions of Section 16(1)(i) of the Maharashtra Rent Control Act, 1999. The said Suit is pending before the Hon'ble Small Causes Court.

(iv) Lions Club has been filed R.A.D Suit No. 1256 of 2022 before the Hon'ble Court of Small Causes at Mumbai by against (i) The Thadomal Mushtakram and Jotsing Thodomal Shahani Trust, (ii) the Developers, (iii) The Executive Engineer, Municipal Corporation of Greater Mumbai, Building Proposals Dept. (E.S.) and (iv) the Municipal Commissioner, Municipal Corporation of Greater Mumbai inter alia seeking an order directing the defendants by way of mandatory injunction to execute and register the Permanent Alternate Accommodation allotting the premises for commercial use along with all other benefits which would be given to the other tenants, in lieu of and as against the surrender of the possession and tenancy rights in respect of the suit premises; viz. Room Nos. 1, 2 and 3 forming one unit constructed on land being Plot No. 191, bearing C.T.S No. 1109/1 to 1109/13 of Village Chembur and perpetual preventive injunction and direct and restrain the defendants or anybody claiming through them from obtaining necessary permission and sanctions to redevelop the said Property by constructing new building by demolishing the existing building without making provision for commercial premises for Lions Club in lieu of surrender of possession and tenancy of the suit premises. Order dated 23rd February, 2023 is passed by the Hon'ble Small Causes Court refusing ad-interim reliefs as prayed by Lions Club and the Suit is pending.

(c) **Charity Commissioner**

Mr. R. Sankaranarayan, (ii) Mr. Pravin M. Bhalla and (iii) Mr. Rohidas A. Sawant filed an Application No. 03 of 2023 before the Hon'ble Charity Commissioner, Maharashtra State in the matter of Section 36 (2) of the Maharashtra Public Trusts Act, 1950 inter (a) for revocation of sanction accorded by order and judgment dated 26th December, 2012 allowing Application No. J-

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4/109/2012 on the ground that such sanction was obtained by fraud or misrepresentation made to the Joint Charity Commissioner and directing the trustees to take such steps for recovery of the property, (b) direct the Executive Engineer, M.C.G.M, B.P. (E.S), Vikhroli West to withhold the operation of the IOD. The aforesaid Application is pending for hearing.

E. Search at Sub-Registrar

We have through our Search Clerk Shri. Ganesh Gawde obtained necessary searches form records of Sub Registrar of Assurances at Mumbai, Kurla and Chembur Office for years 1992 to 2023 (30 years). A copy of the Search Report is annexed at **Annexure '2'** hereto.

F. Public Notice

We have on 13th July, 2023 published a Public Notice in the editions of Free Press Journal and Navshakti inviting claims in respect of the said Property. We have not received any claims/objections in respect thereof.

G. Disclaimer/Qualifications

(i) We express no views with regards to technical due diligence as regards the requisite building permissions and development potential in respect of the said Property and assume the Developers shall obtain the same separately before commencing any development work on the said Property;

(ii) We have not independently verified the area of the said Land and have referred to and retained the admeasurements in square yards and square meters as reflected in the various documents.

(iii) We express no views with regards the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us in photocopies.

3. Based on the above stated, we hereby certify that the title of the Developers being entitled to develop the said Property under registered Development Agreement dated 31st December, 2012 is clear, marketable and free from encumbrances.

4. In no circumstances, our liability, if any, in connection with issuance of this Title Certificate exceed the professional fees paid by the Developers to us.

Yours truly,

for K. Ashwin & Co.

Encl.: as above.

ANNEXURE '1'

CHALLAN

MTR Form Number-6

GRN MH005804750202324P	**BARCODE**	**Date** 27/07/2023-13:05:37	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Search Fee Other Items		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1		**Full Name**	GANESH GAWDE
Location MUMBAI			
Year 2023-2024 From 01/01/1994 To 31/12/2001		**Flat/Block No. Premises/Building**	32/13 MATRUSMRUTI CHSL
Account Head Details	**Amount In Rs.**		
0030072201 SEARCH FEE	200.00	**Road/Street**	L T NAGAR ROAD NO 2
		Area/Locality	GOREGAON WEST
		Town/City/District	
		PIN	4 0 0 1 0 4
		Remarks (If Any)	VILLAGE - CHEMBUR CTS NO - 1108
Total	200.00	**Amount In Words**	Two Hundred Rupees Only

Payment Details SBIEPAY PAYMENT GATEWAY		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		**Bank CIN**	**Ref. No.**	10000502023072702954	4609991625527
Cheque/DD No.		**Bank Date**	**RBI Date**	27/07/2023-13:05:45	Not Verified with RBI
Name of Bank		**Bank-Branch**		SBIEPAY PAYMENT GATEWAY	
Name of Branch		**Scroll No. , Date**		Not Verified with Scroll	

Department ID : Mobile No. : 9820398708

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 27-07-2023 01:08:30

MH005335923202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Jul 2023	Receipt	Receipt no.: 1112993853
	Name of the Applicant :	Ganesh Yashwant Gawde
	Details of property of which document has to be searched :	Dist :Mumbai Sub-urban District Village :Chembur S.No/CTS No/G.No. : 1108
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH005335923202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		