Kajal Dedhia

Advocate, High Court

FORMAT-A

(Circular No. 28/2021)

To,

Maharashtra 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 Clearance Certificate with respect to ALL THAT piece or parcel of land or ground bearing Survey No. 109, Hissa No.3 (Part), Survey No. 134, Hissa Nos. 1 to 7(Part), Survey No. 144, HissaNo.11(Part) and Survey No.144, Hissa No.2(Part) now designated as Plot No.14 (as per the sub-division and layout of the property sanctioned / approved by the then Bombay Mumbai Municipal Corporation as per Letter No. CE/78/BST/L.O.T. dated 02.04.1970) now bearing CTS No. 551/51, admeasuring ,1679 sq. mtrs. as per PRC and 1582.75 as per Physical survey or thereabout together with existing building known as "Navyog Apartments Co-operative Housing Society Ltd." standing thereon situate, lying and

Address: A/402, Sant Sudhama CHSL, Shivaji Nagar Road, Vakola Bridge, Santacruz (East), Mumbai- 400 055,
Mob No.: 9820799717, Email : kajaldedhia3182@gmail.com

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being in the Revenue Village: Nahur, Taluka: Mulund, Mumbai Suburban District at Pandit Jawahar Lal Nehru Road, Mulund (West), Mumbai 400 080 ("the said Property").

I, have investigated the title of the said Property i.e. Navyog Apartment Co-operative Housing Society Limited (being the Owner/Society) on the request of **K. Ajmera Developers (being the Developer/Promoter of the said property)**, a firm registered under the provisions of Partnership Act 1932 having its registered office Address at Room No. 82, 3rd Floor, Shreenathji Building, 134/150, Kika Street, Gulalwadi, Mumbai 400 004 (hereinafter referred as "**my Client"**).

1. **Description of the Property:**





Plot of Land being Survey No. 109, Hissa No.3 (Part), Survey No. 134, Hissa Nos. 1 to 7(Part), Survey No. 144, Hissa No.11(Part) and Survey No.144, Hissa No.2(Part) now designated as Plot No.14 (as per the sub-division and layout of the property sanctioned / approved by the then Bombay Mumbai Municipal Corporation as per Letter No. CE/78/BST/L.O.T. dated 02.04.1970) now bearing CTS No. 551/51, admeasuring ,1679 sq. mtrs. as per PRC and 1582.75 as per Physical survey or thereabout together with existing building known as "Navyog Apartments Co-operative Housing Society Ltd." standing thereon situate, lying and being in the Revenue Village: Nahur, Taluka: Mulund, Mumbai Suburban District at Pandit Jawahar Lal Nehru Road, Mulund (West), Mumbai 400 080 (hereinafter collectively referred to as **'the said**

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property').

The Society Navyog Apartments Co-operative Housing Society Ltd. constructed a building known as Navyog Apartments having three Wings viz. 'A' Wing (consisting of ground plus three upper floors, with 11 residential flats), 'B' Wing (consisting of ground plus three upper floors, with 8 residential flats) & 'C' Wing (consisting of ground plus three upper floors, with 8 residential flats) in all society consists of 27 members

2. <u>Document of Title:</u>

(1) Vide Deed of Conveyance dated 21st July, 1972 registered vide bearing No. registration under Serial No. BOM/R/4045 of 1972 on 28th July 1972 executed and entered into between Minerva Dealers Private Limited (therein referred to as 'the Vendor') of the One Part, (1) Gangadhar Shridhar Sukhtankar, (2) Ashok Balwant Aras, (3) Kalyan Janardan Dabholkar, (4) Kishori Ratankar Walawalkar, (5) Lila Shiram Mahajan & (6) Pramod Waman Sukhtankar the then carrying on Partnership business in the name & style of Messrs. Venus Housing Enterprises (therein referred to as 'the First Confirming Parties') of the Second Part; Digamber Bhimrao Kulkarni, the then Chief Promoter of Navyog Apartments Co-operative Housing Society (therein referred to as 'the Second Confirming Party') of the Third Part And Navyog Apartments Co-operative Housing Society Ltd. i.e. the Society herein (therein referred to as 'the Purchaser') of the Fourth Part The Society became the owner of the said property.

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(2) Development Agreement dated 24th February, 2022 duly registered bearing No. KRL-4-3910of 2022 dated 24th February, 2022 (hereinafter referred to as "the said Development Agreement") made and executed between the said Navyog Apartment Co-operative Housing Society Limited therein referred to as the Society of the One Part and M/s. K. Ajmera Developers as the Developers therein and Members of the society, the Society therein granted development rights unto the Developers in respect of the said Property upon terms and conditions mentioned therein

3. <u>Owner of the Land and Developer of the Land</u>:

Vide Deed Conveyance dated 21st July, 1972 **Navyog Apartment Co-operative Housing Society Limited** is the owner and vide Development Agreement dated 24th February, 2022 **M/s. K. Ajmera Developers** is the Developer of the said property i.e., Plot bearing 6 & 8 of Layout, CTS No. 551/51, admeasuring ,1679 sq. mtrs. as per PRC and 1582.75 as per Physical survey or thereabout together with existing building known as "Navyog Apartments Co-operative Housing Society Ltd." standing thereon situate, lying and being in the Revenue Village: Nahur, Taluka: Mulund, Mumbai Suburban District at Pandit Jawahar Lal Nehru Road, Mulund (West), Mumbai 400 080.

4. <u>Property Registration Card issued by City Survey Office</u>:

The Property Card for the property is muted in the name of Navyog Apartment Co-operative Housing Society Limited as owner of the said property.

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5. Search Report:

Mr. Rakesh Pawar has searched for the 40 years and in the entire notes of search there are no entries found affecting the title.

6. MCGM Approval:

(1) Accordingly on the plans and proposals being submitted by the M/s. K. Ajmera Developers, BMC sanctioned the plans and issued I.O.D. under reference No. CHE/ES/1655/T/337(NEW)/IOD/1/Amend dated 23rd June, 2023 for the purpose of construction of the proposed Commercial cum residential building consists of G floor Commercial and 1st to 20st Floor Residential**.**

(2) Plinth Commencement Certificate is approved by Ex. Engineer, Building Proposal, BMC on 5th October,2023**.**

7. MahaRERA Registration:

The Project Registered under MahaRERA vide Registration bearing No. P51800053780

The Report reflecting the flow of the title of the said property i.e. Navyog Apartment (The said property) and Developer **M/s. K. Ajmera Developers** on the said land is enclosed herewith as annexure.

Encl: Annexure

Date:15th January, 2024
Place: Mumbai

KAJAL DEDHIA MUMBAI ADVOCATE

Kajal Dedhia
Advocate, High Court

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FLOW OF THE TITLE OF THE LAND

(a) Deed of Conveyance dated 21st July, 1972, was absolutely seized and possessed of the said larger property i.e. Plot of Land being Survey No. 109, Hissa No.3 (Part), Survey No. 134, Hissa Nos. 1 to 7(Part), Survey No. 144, HissaNo.11(Part) and Survey No.144, Hissa No.2(Part) now designated as Plot No.14 (as per the sub-division and layout of the property sanctioned / approved by the then Bombay Mumbai Municipal Corporation as per Letter No. CE/78/BST/L.O.T. dated 02.04.1970) now bearing CTS No. 551/51, admeasuring ,1679 sq. mtrs. as per PRC and 1582.75 as per Physical survey or thereabout together with existing building known as "Navyog Apartments Co-operative Housing Society Ltd." standing thereon situate, lying and being in the Revenue Village: Nahur, Taluka: Mulund, Mumbai Suburban District at Pandit Jawahar Lal Nehru Road, Mulund (West), Mumbai 400 080;

KAJAL DEDHIA MUMBAI ADVOCATE

Dedhia

The Society Navyog Apartments Co-operative Housing Society Ltd. constructed a building known as Navyog Apartments having three Wings viz. 'A' Wing (consisting of ground plus three upper floors, with 11 residential flats), 'B' Wing (consisting of ground plus three upper floors, with 8 residential flats) & 'C' Wing (consisting of ground plus three upper floors, with 8 residential flats) in all society consists of 27 members;

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(c) Navyog Apartments C.H.S. Ltd. and registered under a Society registered under the Maharashtra Co-operative Societies Act, 1960 (XXIV of 1961) and bearing Registration No. BOM/HSG/2875 dated 02.04.1971

(d) Development Agreement dated 24th February, 2022 duly registered bearing No. KRL-4-3910of 2022 dated 24th February, 2022 (hereinafter referred to as "the said Development Agreement") made and executed between the said Navyog Apartment Co-operative Housing Society Limited therein referred to as the Society of the One Part and M/s. K Ajmera Developers as the Developers of the Second Part and all the Members of the society, of the Third Part, the Society therein granted development rights unto the Developers in respect of the said Property upon terms and conditions mentioned therein

I perused the Property Card which is muted in the name of Navyog Apartment Co-operative Housing Society Limited as owner of the said property.

(f) Accordingly on the plans and proposals being submitted by the M/s. K Ajmera Developers BMC sanctioned the plans and issued I.O.D. under reference No. CHE/ES/1655/T/337(NEW)/IOD/1/Amend dated 23rd June, 2023 for the purpose of construction of the proposed residential building consists of Ground Floor Commercial and 1st to 20th Floor Residential**.**

(g) Plinth Commencement Certificate is approved by Ex. Engineer, Building Proposal, BMC on 5th October, 2023.

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(h) I observed that there are no litigation pending before any court of law with respect to the property.

(i) I perused Development and Management Agreement dated 30th December, 2023 executed between M/s. K. Ajmera Developers being Promoter and Shree Prithvi Estate (I) Pvt. Ltd. being Development Manager, for the construction and smooth process of redevelopment of the said project.

(j) The Project Registered under MahaRERA vide Registration bearing No. P51800053780.

In the aforesaid premises my client is the Developer M/s. K. Ajmera Developers and Development Manager Shree Prithvi Estate (I) Pvt. Ltd. of the said property and well sufficiently entitled for the redevelopment of the said property.

On the perusal of the above-mentioned document and all other relevant documents relating to Title of the said property i.e. Navyog Apartment Co-operative Housing Society Limited (Owner of the Property) I am of the opinion that my client **M/s. K Ajmera Developers** (The Developer/Promoter) has clear, marketable and without any encumbrances.





Date:15th January, 2024
Place: Mumbai

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