Avinash S. Sangurdekar
LL.M.

Advocate & Legal Advisor

FORMAT –A
(Circular No:-28/2021)

To,
MahaRERA
BKC, Housefin Bhavan, Near RBI,
E Block, Bandra Kurla Complex,
Bandra East, Mumbai-400051,
Maharashtra.

## LEGAL TITLE REPORT

Sub: ALL THAT piece and parcel of land bearing C.T.S. No.10, admeasuring 5513 sq.mtrs or thereabouts of Village Mulund East, Taluka Kurla, Mumbai Suburban District, together with the Building standing thereon and known as **GANESHDHAM CO-OPERATIVE HOUSING SOCIETY LTD.,** situated at Gavanpada, Mulund East, Mumbai 400081and assessed under T- Ward of MCGM, (hereinafter the said Plot together with Building standing thereon are collectively referred as **"the said Property").**

1. I have investigated the title of the said Property on the request of the **GANESHDHAM CO-OPERATIVE HOUSING SOCIETY LTD,** on basis of following documents i.e.: -



Correspondence Address :- 17/6, J.P.M. Society, Sant Ramdas Road, Mulund (East), Mumbai - 400 081.
Office Add.: Shop No. B-3, Municipal Market, Chaphekar Bandhu Marg, Mulund (E), Mumbai - 400 081.
Mob.: 9082904627 / 9869429510 E-mail : avinash3101@rediffmail.com

1) Description of the property.
2) The documents of Conveyance of plot.
3) Property card issued by City Survey, incorporating name of the Society
4) Development Agreement
5) Search report for more than 30 years from 1992 till 2022.

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 **GANESHDHAM CO-OPERATIVE HOUSING SOCIETY LTD.** (Reg. No. **BOM/W.T./HSG/TC-8248 OF 1998-99**) is clear, marketable and without any encumbrances.

**Owner and Developer of the land:**

OWNER: **GANESHDHAM CO-OPERATIVE HOUSING SOCIETY LTD.**

PLOT DETAILS: ALL THAT piece and parcel of land bearing C.T.S. No.10, admeasuring 5513 sq.mtrs or thereabouts of Village Mulund East, Taluka- Kurla, Mumbai Suburban District, together with the Building standing thereon and known as **GANESHDHAM**

**CO-OPERATIVE HOUSING SOCIETY LTD.,** situated at Gavanpada, Mulund East, Mumbai 400081and assessed under T-Ward of BMC.

Developer:. **M/S. Mehta and Shirodkar Developers**, a registered Partnership firm under the provisions of Indian Partnership Act, 1932, bearing Registration No. 64681 having its office address at 5-B, Shreenath Apartment No.3, Chaphekar Bandhu Marg, Mulund (East), Mumbai 400081,

The report reflecting the flow of the title of **GANESHDHAM CO-OPERATIVE HOUSING SOCIETY LIMITED;** as the Owner and **M/S. Mehta and Shirodkar Developers**, as the Developer of the said plot is enclosed herewith as annexure.

Encl: Annexure.
Date:20.10.2023

(Avinash S. Sangurdekar )
Advocate

AVINASH S. SANGURDEKAR
MAH/448/2003
DT. 20/10/23
ADVOCATE

## FLOW OF THE TITLE OF THE SAID LAND.

1. Deed of Conveyance dated 07/01/2016, registered in the office of the sub-registrar of Assurance at Mumbai **under Serial No. KRL/3-1150/2016 in favour of GANESHDHAM CO-OPERATIVE HOUSING SOCIETY LTD,**
2. The name of the said Society is incorporated in the Property Register Card of the said Property, in the year 09/07/2017.

3) Development Agreement dated **28.03.2022**, registered in the office of the Sub-Registrar of Assurances at Kurla-4, under Serial No. KRL/4-10295-2022, between the Owner/Society, members and the Developer

3. Search report for 30 years from 1992 to 2022.

Date: 20/10/2023

( Avinash S. Sangurdekar)
Advocate

AVINASH S. SANGURDEKAR
MAH/449/2003
DT. 20/10/23
ADVOCATE