

Bhavesh Rohidas Bhoir
B.COM., G.D.C.&A., L.L.B.
ADVOCATE HIGH COURT

Office :-
Shop No. 8, Shreenath Bhuvan CHS. Ltd.
Near St. Louis School, Dahisar Bridge,
Yashwantrao Tawade Road,
Dahisar (West), Mumbai -400 068.
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To
The MahARERA,
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra East, Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the said property Borivali Kesar Kripa Co-operative Housing Society Limited", a Registered Co-operative Housing Society Limited registered under No. BOM/WR/HSG/TC/1461/1984-85 dated 17/1/1985 having its registered office at Final Plot No.17, Chandavarkar Road, Borivali (West), Mumbai - 400 092, wherein I have caused to peruse and consider the documents pertaining to the title of all that piece and parcel of land bearing Original Plot No. 5/A, Final Plot No. 17, TPS-I admeasuring area 962 Sq.mtrs. at Village- Borivali, Taluka- Borivali which is forming part of larger layout corresponding to CTS No. 595, 591(1) total admeasuring area 7583.4 sq.mtrs in the Registration District and Sub-District of Mumbai and Mumbai Suburban alongwith an existing society building standing thereon known as "Borivali Kesar Kripa Co-operative Housing Society Limited", (Hereinafter referred to as "said Property").

I.I have investigated the title of the said plot on the request of Borivali Kesar Kripa Co-operative Housing Society Limited", a Registered Co-operative Housing Society Limited registered under No. BOM/WR/HSG/TC/1461/1984-85 dated 17/1/1985 having its registered office at Final Plot No.17, Chandavarkar Road, Borivali (West), Mumbai - 400 092 and following documents i.e.:-

- f. Photocopy of Deed dated 85 de Soc M
- a. Description of the property. (As mentioned above).
- b. The documents of allotment/Purchase of plot by the society.-
- c. Photocopy of Deemed Conveyance and Certificate U/s 11 of MOFA, 1963 issued an order Cum Certificate bearing NO.DDR-4/Mum/deemedConveyance/Borivali Kesar Kripa CHSL/3054/2018 dated 30/12/2017 and corrigendum dated 09/10/2018.
- d. Photocopy of Unilateral Deemed Conveyance Deed dated 17th October, 2018 registered under Serial No. BRL-5/13669/2018 dated 17/10/2018 and entered into between 1) **SHRI. NAROTTAM GOKULDAS KAPADIA** 2) **SHRI. ANANT KUMAR NAROTTAM KAPADIA** 3) **SHRI. HANSRAJ NAROTTAM KAPADIA** 4) **SHRI. BHAGWANDAS GOKULDAS KAPADIA (LANDOWNERS)**, 5) **M/S. R. K. BUILDERS, (Promoter)**, through the hands of **RAJENDRA VEER**, Competent Authority, as per the Powers conferred upon him u/s 5A of Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 and "**Borivali Kesar Kripa Co-operative Housing Society Limited**" **THROUGH ITS MANAGING COMMITTEE MEMBERS (the Society)** in respect of the said land together with the building standing thereon was duly conveyed to the society and society is now absolute owner of the said property.
- e. Photocopy of Occupation Certificate bearing File No. CE/3009/BSII dated 10/04/1980 issued by the MCGM for occupying the completed portion of Ground Plus Four Upper Floors without lift comprising of 14 Flats and One Commercial Unit at Ground Floor and Basement total 15 Units.



- MOFA,
DR.
18
- f. Photocopy of Registration Certificate No. BOM/WR/HSG/TC/1461/1984-85 dated 17/1/1985 issued by the Asst. Registrar of Co- operative Societies for the registration of the said society under the under the Maharashtra Co-operative Societies Act 1960.
 - g. Photocopy of the Extract of the Town Planning Remark dated 02-08-2021 pertaining to the plot of land bearing FP No. 17 of TPS Borivali-I admeasuring 962 Sq. Mtrs. of Mumbai Suburban District of TPS Borivali I.
 - h. Photocopy of the BMC Tax Bill dated 01-09-2021 bearing property No. RC0807340180000 standing in the name of the society.
 - i. That I have perused the search investigation report dated 3/9/2021 for the search taken at the Office of the Sub- Registrar of Assurances for a period of thirty years i.e. from 1992 to 2021 through Search Clerk Mr. S.V. Baikar wherein it is seen that there has no encumbrances at present is recorded in respect of the said property.
 - j. Property card issued by City Survey Officer, for Village -Borivali, Taluka Borivali Mumbai Suburban District dated 8/10/2021.
 - k. Search report for 30 years from Office of the Sub-Registrar of Assurances at Bandra, Borivali, Goregaon, Mumbai from 1992 to 2021 dated 3/9/2021.
2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the society is clear, marketable and without any encumbrances.

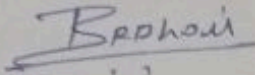


Owners of the Land:-

"Borivali Kesar Kripa Co-operative Housing Society Limited", having its registered office at Final Plot No.17, Chandavarkar Road, Borivali (West), Mumbai - 400 092., is the Present owner as per available documents of the plot land bearing Original Plot No. 5/A, Final Plot No. 17, TPS-I admeasuring area 962 Sq.mtrs. at Village- Borivali, Taluka- Borivali which is forming part of larger layout corresponding to CTS No. 595, 591(1) total admeasuring area 7583.4 sq.mtrs in the Registration District and Sub-District of Mumbai and Mumbai Suburban.

Qualifying comments /remarks if any: Nil.

3. The report reflecting the flow of the title of the society on the said land is enclosed herewith as annexure.


Bhavesh R. Bhoir

(Advocate-High Court)



MAH/5028/2009 DATED 22/9/2009

BHAVESH ROHIDAS BHOIR
B.Com., G.D.C. & A., LL.B.
ADVOCATE HIGH COURT
121, "Rohidas Sadan", P.B. Road,
Dahisar (W), Mumbai - 400 068.

Encl:- Annexure - A

Date: 4/10/2023

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ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract /P.R. Card as on date of application for registration .
- 2) Mutation Entry No. 28/6/2022 (Property Card Extract).
- 3) Search report for 30 years from Office of the Sub-Registrar of Assurances at Bandra, Borivali, Goregaon, Mumbai from 1992 to 2021 dated 3/9/2021.
- 4) Any other relevant title. (Not applicable)
- 5) No Litigations (As confirmed by the Society).

B. R. Bhoir

Bhavesh R. Bhoir

(Advocate-High Court)



MAH/5028/2009 DATED 22/9/2009

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Date: 4/10/2023