

Pravin S. Tembhekar

Advocate on Record
Supreme Court of India

206, Madhuban, 23, Cochin Street, 323, Shahid Bhagatsingh Marg, Fort,
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11.01.2024

**FORMAT – A
(Circular No. 28 /2021)**

To

MahaRERA,
Housefin Bhavan, plot no C-21,
Bandra Kurla Complex
Bandra East
Mumbai 400051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to ALL THAT piece or parcel of land with building standing thereon having area admeasuring 2235 .72 square meters bearing survey no 38, Hissa no 1(pt.) corresponding to C.T.S. no 258/A situated at CTS no 258-A, Jayraj Nagar, Off New Link Road, Borivali (W), Mumbai-400091 in the Revenue village Borivali, Taluka Borivali in Mumbai Suburban District along with the said building standing thereon known as OM SHRADDHA CHS LTD which thereabout in 'R' Ward of the Municipal Corporation of Greater Mumbai situated and lying at CTS NO 258 A , Jayraj Nagar, Borivali (West), Mumbai 400091 (hereinafter referred to as Said property)

1. I have investigated the title of the said plot on the request of the Developer M/s. Modi's Navnirman Ltd. a Company incorporated as a public limited company under the companies act 2013 having their Registered Office at Shop No. 01, Rashmi Heights, M. G. Road, Kandivali west, Mumbai 400067, and perused the copies of the following documents i.e. :-

- A. **Description of the property:** ALL THAT piece or parcel of land with building standing thereon having area admeasuring 2235 .72 square meters bearing survey no 38,

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Hissa no 1(pt.) corresponding to C.T.S. no 258/A situated at
CTS no 258-A, Jayraj Nagar, Off New Link Road, Borivali
(W), Mumbai-400091 in the Revenue village Borivali, Taluka
Borivali in Mumbai Suburban District

- B. **The documents of allotment of plot:** Antecedent documents of title as mentioned in Annexure A.
- C. The 7/12 extract issued by Talathi Saja Borivali on dated 24.12.2021 vide Mutation Entry No. (1817) and Property Card issued by City Survey Office, Borivali, Mumbai on dated 29.04.2023 vide Mutation Entry No. 1547
- D. We have relied upon the Search report for 30 years from 1998 till 2017 dated 17th February 2018 issued by searcher Mr Vikas Yadav and certificate issued on 6.3.2018 by Adv Rina H Pujara Taken from Sub-registrar' office at Bandra and Borivali, Mumbai which was submitted with Deemed Conveyance Application.
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 Developer M/s Modi's Navnirman Ltd a company incorporated as a public limited company under the companies Act 2013, is clear, marketable and without any encumbrances.

Owners of the land

- (1) Om Shraddha Co-op. Housing Society Ltd. CTS/C.S. NO. C.T.S. No. 258 A, Jayraj Nagar, Borivali (West), Mumbai 400091

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(2) **Qualifying comments / remarks:-**

The owner is a housing society and there is no loan against the said property and no mortgage is created by the owners in respect of the said property.

The Deemed conveyance order was passed by DDR IV Mumbai City in Application no 179 of 2018 on dated 28.11.2020 and the Deed of Conveyance was registered on 4.6.2021 and the name of the Om Shraddha Co-op. Housing Society Ltd. is entered on 7/12 extract on dated 24.12.2021 as per mutation entry no 1817.

The Development Agreement between the Om Shraddha Co-op. Housing Society Ltd. and the Developer Modi's Navnirman Ltd is registered on 23.02.2023.

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

Encl: Annexure A

Dated this 11th day of January, 2024



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(Stamp)

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.	Particulars
1(a)	The 7/12 extract issued by Talathi saja Borivali on dated 24.12.2021 vide mutation entry no (1817)
(b)	Property Card issued by City Survey office , Borivali, Mumbai on dated 29.04.2023 vide mutation entry no 1547
2.	Mutation entry no on property card:- 1547 Mutation entry no on 7/12 extract :- 1817
3.	Search report for 30 days from the year 1998 till 2017 dated 17th February 2018 issued by searcher Mr Vikas Yadav and certificate issued on 6.3.2018 by Adv Rina H Pujara Taken from Sub-registrar office at Bandra and Borivali, Mumbai
4.	Any other relevant title :-
1.	Index II of Registered Deed of Conveyance dated 4.6.2021
2.	Index II of Registered Development Agreement dated 28.02.2023.
5.	Litigations if any. :- NO
6.	Encumbrances if any :- None

Date: 11.01.2024


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