



ROHAN J. CHOTHANI

B.COM. LL.B

ADVOCATE HIGH COURT

Off.: D/103-104, 1st Floor, Beside Swaminarayan Temple, Ambica Darshan, C.P. Road,

Near Bus Depot, Kandivali (East), Mumbai - 400101. Off.: 9152200251

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FORMAT-A

(Circular No.: 28 / 2021)

To,
MAHARERA

LEGAL TITLE REPORT

SUBJECT : Title Clearance Certificate with respect of **Development Rights in respect of a)** All that Piece and Parcel of Leasehold Land bearing Plot No.18 admeasuring 901.30 square meters or thereabouts along with the Structures being a Building standing thereon and known as "**Vallabh Krupa Co-operative Housing Society Ltd.**" bearing New C.T.S. Nos.644/A/1 & 644/A/2 and old CTS No.644, 644/6 to 644/11 of Village : Pahadi Goregaon West, Taluka : Borivali, Mumbai Suburban District lying and being situated at Plot No.18, Jawahar Nagar, S. V. Road, Goregaon (West), Mumbai 400 104 (hereinafter referred to as "the said First Property") & **b)** All that Piece and parcel of Leasehold Land admeasuring 666.10 square meters or thereabouts (as per property card) along with structures standing thereon being a Building known as "**Kanti Smruti Co-operative Housing Society Ltd.**" bearing C.T.S. Nos.645, 645/1 and 645/2 of Village Pahadi Goregaon West, Taluka : Borivali in the Registration District of Mumbai City and Sub-district Mumbai Suburban lying and being situated at Plot No.18A, Jawahar Nagar, Goregaon (West), Mumbai - 400 104 (hereinafter referred to as "the said First Property").

(hereinafter the above referred First Property and Second Property are collectively referred to as "the said Properties")





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1. I have investigated the title of the said Property on the request of **GUN RAJAN CONSTRUCTIONS** and following documents i.e. :-

Vallabh Krupa Co-operative Housing Society Ltd.

- a) Lease Deed dated 25th June, 1974.
- b) Deed of Assignment dated 19th March, 1983.
- c) Indenture dated 9th August, 2005 and Deed of Confirmation dated 9th May, 2006.
- d) Agreement for Redevelopment dated 26th October, 2021

Kanti Smruti Co-operative Housing Society Ltd.

- a) Indenture dated 8th September, 1978
- b) Agreement dated 29th July, 1979
- c) Deemed Lease Assignment Deed dated 05th June, 2020
- d) Development Agreement dated 30th November, 2022





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- e) Copy of Property Card. Mutation Entry No.1447 standing in the name of **VALLABH KRUPA CO-OPERATIVE HOUSING SOCIETY LTD.**
- f) Copy of Property Card. Mutation Entry No.1564 standing in the name of **KANTI SMRUTI CO-OPERATIVE HOUSING SOCIETY LTD.**
- g) Search report dated 12th March, 2021 & 14th October, 2023.
2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said properties I am of the opinion that the title of **M/s. GUN RAJAN CONSTRUCTIONS** to develop the same is clear, marketable and without any encumbrances subject to what is mentioned herein below.
- Owners of the Properties :
- First Property : VALLABH KRUPA CO-OPERATIVE HOUSING SOCIETY LTD.**
- Second Property : KANTI SMRUTI CO-OPERATIVE HOUSING SOCIETY LTD.**
3. The report reflecting the flow of the title of the **M/s. GUN RAJAN CONSTRUCTIONS** on the said Properties is enclosed herewith as Annexure.

Enclosure : Annexure

Date : 01.11.23



(ROHAN J. CHOTHANI)
Advocate



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FLOW OF THE TITLE OF THE SAID PROPERTIES

FIRST PROPERTY VALLABH KRUPA CO-OPERATIVE HOUSING SOCIETY LTD.

- 1) Jawahar Nagar Co-operative Housing Society Ltd. (hereinafter referred to as "the Parent Society" is fully seized and possessed of and/or otherwise well and sufficiently entitled to have and hold various plots of land forming part of Survey Nos.105 to 110, 146 and 147, as an absolute owner thereof, being lying and situated at Village Pahadi, Goregaon, within the Registration sub-district of Borivali and in the District Mumbai Suburban.
- 2) The said Parent Society has evolved Housing Scheme and therefore prepared a private layout and sub-divided various plot of land in to different plots of land, consisting of different sizes.
- 3) By a Lease Deed dated 25th June, 1974, (registered with Sub Registrar of Assurances at Bandra under Document Serial No.P-275-74 at Page Nos.21 to 25, Volume 60 in Additional Register Book No.1.) the Parent Society demised the plot being All that piece and parcel of leasehold land bearing CTS Nos.644 admeasuring 1078 square yards or thereabouts of Mauje (Village) Pahadi within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and lying being and situate at Plot No.18, Jawahar Nagar, Goregaon (West), Mumbai 400 104 for a period of 998 years to one **MRS. TARUBEN Alias TARABEN RASIKLAJ PATEL.**





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- 4) That the said **MRS. TARUBEN Alias TARABEN RASIKLAL PATEL** constructed a Building known as "Taru Villa" comprising of 25 residential Flats/Units and 6 Commercial Shops. The Same were let out to different individuals on monthly tenancy basis.
- 5) By a Deed of Assignment dated 19th March, 1983, (registered with the Office of Sub Registrar of Assurances at Bandra under Document Serial No.BOM/S/837/83) the said **MRS. TARUBEN Alias TARABEN RASIKLAL PATEL** demised, assigned and transferred the above referred Lease in respect of the above referred Plot being All that piece and parcel of leasehold land bearing Plot No.18, admeasuring 1078 square yards or thereabouts equivalent to 901.30 sq. mtrs. along with Structure being a Building known as Taru Villa standing thereon bearing CTS Nos.644 of Mauje (Village) Pahadi within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and lying being and situate at Jawahar Nagar, Goregaon (West), Mumbai 400 104, together with all rights, title, interest, benefits, etc. unto and in favour of **MRS. SUSHILABEN NATVERLAL Alias NATVARBHAI PATEL**.
- 6) By an Indenture dated 9th August, 2005 registered through a Deed of Confirmation dated 9th May, 2006 (registered with the Sub-Registrar of Assurances at Mumbai under Serial No.BDR-10-03506-2006) the said **MRS. SUSHILABEN NATVERLAL Alias NATVARBHAI PATEL** demised, assigned and transferred the above referred Lease in respect of the above referred Property unto and in favour of Vallabh Krupa Co-operative Housing Society Ltd.
- 7) By an Agreement for Redevelopment dated 26th October, 2021 (registered with the Joint Sub Registrar Borivali 6, M.S.D. under Document Serial No.BRL6-16084-2021 on 26.10.2021), the said Vallabh Krupa Co-operative Housing Society Ltd. with the consent and confirmation of its members, granted/entrusted development rights in respect of its property unto and in favour of **M/s. GUN RAJAN CONSTRUCTIONS**.
- 8) There are no litigations in the said Project.





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SECOND PROPERTY KANTI SMRUTI CO-OPERATIVE HOUSING SOCIETY LTD.

- 1) Jawahar Nagar Co-operative Housing Society Ltd. (hereinafter referred to as "the Parent Society" is fully seized and possessed of and/or otherwise well and sufficiently entitled to have and hold various plots of land forming part of Survey Nos.105 to 110, 146 and 147, as an absolute owner thereof, being lying and situated at Village Pahadi, Goregaon, within the Registration sub-district of Borivali and in the District Mumbai Suburban.
- 2) The said Parent Society has evolved Housing Scheme and therefore prepared a private layout and sub-divided various plot of land in to different plots of land, consisting of different sizes.
- 3) By a Lease Deed the Parent Society demised the plot being All that piece and parcel of leasehold land bearing CTS Nos.645, 645/1 & 645/2, admeasuring 800 square yards or thereabouts of Mauje (Village) Pahadi within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and lying being and situate at Plot No.18 A, Jawahar Nagar, Goregaon (West), Mumbai 400 104 for a period of 998 years to one **SMT. RAMABAI GANESH KUDYADI**.
- 4) By and under an Indenture dated 8th September, 1978 (registered with with the Sub-Registrar of Assurances, Bombay under Serial No. S/2105/1978) the said **SMT. RAMABAI GANESH KUDYADI** transferred all her right, title and interest in respect of the above referred property being All that part portion of leasehold land bearing CTS Nos.645, 645/1 & 645/2, admeasuring 800 square yards or thereabouts of Mauje (Village) Pahadi within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and lying being and situate at Plot No.18 A, Jawahar Nagar, Goregaon (West), Mumbai 400 104 along with the said Shares in favour of **(1) MR. JAGDISH KANTILAL MEHTA, (2) SMT. TARABEN KANTILAL MEHTA & (3) SMT. NIRMALABEN DINESH MEHTA**.



- 5) By an Agreement dated 29th July, 1979, **(1) MR. JAGDISH K. MEHTA, (2) SMT. TARABEN K. MEHTA & (3) SMT. NIRMALABEN DINESH MEHTA**, the lessees of the Said Land, agreed to allow **M/s. BHAVANA CONSTRUCTION COMPANY**, a Partnership firm, to develop the above referred Property as per the terms and conditions in the manner contained therein.
- 6) The Competent Authority in pursuance of the application made thereof, issued Order cum Certificate bearing No. DDR – 4/ MUM /D.C/ Kanti Smruti C.H.S.L./ 1560/2019 dated 18/06/2019 certifying the entitlement to unilateral lease assignment of the above referred Property comprising of said Land and the building. The said Kanti Smruti Co-operative Housing Society Ltd. executed the Deemed Lease Assignment Deed dated 05th June, 2020 and registered the same with the Sub Registrar of Assurances bearing registration No.BRL-5/4833 of 2020.
- 7) By an Development Agreement dated 30th November, 2022 (registered with the Joint Sub Registrar Borivali 6, M.S.D. under Document Serial No.BRL6-24004-2022 on 30.11.2022), the said Kanti Smruti Co-operative Housing Society Ltd. with the consent and confirmation of its members, granted/entrusted development rights in respect of its property unto and in favour of **M/s. GUN RAJAN CONSTRUCTIONS**.
- 8) There are no litigations on the said Project.

The following documents show the Flow of Title

1. Property Card
2. Search report dated 12th March, 2021 & 14th October, 2023.




(ROHAN J. CHOTHANI)
Advocate

Date : 01.11.23