

FORMAT -A
(Circular No. 28 / 2021)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to Survey No.93/1/1 and now bearing C.T.S. No. 1083, admeasuring 2424.5 Square Meters or thereabouts of Village Mulund (East), Taluka-Kurla, Mumbai Suburban District (hereinafter referred as "the said Plot").

We have investigated the title of the said Plot on the request of M/s. Key Tech and perused the following documents i.e.:-

1) Description of the Plot:-

Land bearing Survey No.93/1/1 and now bearing, C.T.S. No. 1083, admeasuring 2424.5 Square Meters or thereabouts of Village Mulund (East), Taluka-Kurla, Mumbai Suburban District, situated at Mithagar Road, Mulund (East), Mumbai-400 080.

2) The documents of allotment of Plot:

- (i) Copy of an Indenture of Conveyance dated 4th December, 1973, registered with the Sub-Registrar of Assurances at Bombay under No. BOM/3008/73, made between Kamlakar Moreshwar Purav, Shalini Kamlakar Purav, Nilam Kamlakar Purav, Nimish Kamlakar Purav, Suhasini Kamlakar Purav, Kavita Kamlakar Purav, Kiran Kamlakar Purav and Sangita Kamlakar Purav (Vendors), Laxmibai alias Champabai Moreshwar Purav (First Confirming Party), Laxmikant Ramchandra Narvekar (Second Confirming Party) and Om Mayuresh Co-operative Housing Society Limited (Purchasers).
- (ii) Copy of a Deed of Mortgage dated 26th April, 1974, registered with the Sub-Registrar of Assurances at Mumbai, under Serial No. S/1635/1974, between Om Mayuresh Co-operative Housing Society Limited (Mortgagors) and the Municipal Corporation of Greater Mumbai (Mortgagees).
- (iii) Copy of a Deed of Reconveyance dated 12th October, 2006, registered with the Sub-Registrar of Assurances at Kurla, under Serial No. BDR-7/6093/2006, made between Dr. Satish S. Bhide, Jt. Municipal Commissioner (I) for Greater Mumbai on behalf of the Municipal Corporation of Greater Mumbai (Mortgagees) and Om Mayuresh Co-operative Housing Society Limited (Mortgagors).
- (iv) Copy of a Development Agreement dated 15th December, 2022, registered with the Sub-Registrar of Assurances, Kurla No.7 at Mumbai, under Serial No. KLR-1/700/2023 on 11th January 2023, between Om

Mayuresh Co-operative Housing Society Limited (Society), its 47 Existing Members (Existing Members) and M/s. Key Tech (Developer).

- (v) Copy of a Declaration dated 27th April, 2023, registered with the Sub-Registrar of Assurances, Kurla No.1 at Mumbai, under Serial No. KLR-1/8897/2023, by Om Mayuresh Co-operative Housing Society Limited.
- 3) Digitally signed Property Card issued by City Survey Officer, Andheri, Mumbai.
- 4) Search Reports dated 10th July, 2023.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot we are of the opinion that the title of the following Owner/Promoter is clear, marketable and without any encumbrances.

Owners of the Plot

Om Mayuresh Co-operative Housing Society Limited

Promoter of the Plot

M/s. Key Tech

Qualifying comments/remarks if any:

- (a) We have caused to issue Public Notices in local News Papers viz. Free Press Journal in English language and Navshakti in Marathi language on 21st December, 2022. We have not received any claim or objection in response to the said Public Notices issued in the said News Papers.
- (b) We have relied on the aforesaid Search Report, after assuming the same to be true, accurate and not misleading. The search conducted at the office of the Sub-Registrar at Mumbai and Bandra are subject to the availability of records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being torn and mutilated. We also disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being not uploaded or improperly uploaded on the official Website of the Department of Registration & Stamps, Government of Maharashtra viz. <https://esearchigr.maharashtra.gov.in>.
- (c) Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Plot.
- (d) We are not qualified to and have not independently verified the area of the said Plot and have referred to and retained the admeasurements as we have found them in various documents.
- (e) We express no view about zoning/user/reservations/FSI or developability of the said Plot.



- (f) For the purpose of this Legal Title Report, we have assumed:
- (i) The legal capacity of all natural persons, genuineness of all signatures and authenticity of all documents submitted to us as photocopies;
 - (ii) That the photocopies provided to us are accurate photocopies of the originals;
 - (iii) That all documents have been adequately stamped and duly registered, as required in law;
 - (iv) The accuracy and completeness of the factual representations made in the documents;
 - (v) Each document binds the parties intended to be bound thereby.
 - (vi) All information, including the photocopies of documents, supplied to us is complete, accurate and not misleading;

The Report reflecting the flow of the title of the Owner and Promoter on the said Plot is enclosed herewith as Annexure.

Encl: Annexure.

Date: 18.08.2023

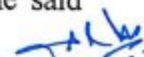
M/s. Mehta & Co.
Advocates & Solicitors

Proprietor

FORMAT -A
(Circular No. 28 / 2021)

FLOW OF THE TITLE OF THE SAID PLOT

1. By an Indenture of Conveyance dated 4th December, 1973, registered with the Sub-Registrar of Assurances at Bombay under No. BOM/3008/73, and made between Kamlakar Moreshwar Purav, Shalini Kamlakar Purav, Nilam Kamlakar Purav, Nimish Kamlakar Purav, Suhasini Kamlakar Purav, Kavita Kamlakar Purav, Kiran Kamlakar Purav and Sangita Kamlakar Purav (Vendors), Laxmibai alias Champabai Moreshwar Purav (First Confirming Party), Laxmikant Ramchandra Narvekar (Second Confirming Party) and Om Mayuresh Co-operative Housing Society Limited (Purchasers), the said Vendors named therein, with the consent and confirmation of the Confirming Parties named therein, sold, transferred and conveyed the said Plot (inadvertently mentioned therein as C.T.S. No. 1082B), unto and in favour of Om Mayuresh Co-operative Housing Society Limited, at or for the consideration and on the terms and conditions more particularly stated therein.
2. By a Deed of Mortgage dated 26th April, 1974, registered with the Sub-Registrar of Assurances at Mumbai, under Serial No. S/1635/1974, made between Om Mayuresh Co-operative Housing Society Limited (Mortgagors) and the Municipal Corporation of Greater Mumbai (Mortgagees), Om Mayuresh Co-operative Housing Society Limited had Mortgaged the said Plot with the Municipal Corporation of Greater Mumbai.
3. By a Deed of Reconveyance dated 12th October, 2006, registered with the Sub-Registrar of Assurances at Kurla, under Serial No. BDR-7/6093/2006, made between Dr. Satish S. Bhide, Jt. Municipal Commissioner (I) for Greater Mumbai on behalf of the Municipal Corporation of Greater Mumbai (Mortgagees) and Om Mayuresh Co-Operative Housing Society Limited (Mortgagors), the Municipal Corporation of Greater Mumbai released, reconveyed and reassured the said Plot in favour of Om Mayuresh Co-operative Housing Society Limited
4. By a Development Agreement dated 15th December, 2022, registered with the Sub-Registrar of Assurances, Kurla No.7 at Mumbai, under Serial No. KLR-1/700/2023 on 11th January 2023, Om Mayuresh Co-operative Housing Society Limited (Society) and its 47 Existing Members (Existing Members) granted the redevelopment rights of the said Plot unto and in favour of M/s. Key Tech (Developer), at or for the consideration and on the terms and conditions more particularly stated therein.
5. By a Declaration dated 27th April, 2023, registered with the Sub-Registrar of Assurances, Kurla No.1 at Mumbai, under Serial No. KLR-1/8897/2023, Om Mayuresh Co-operative Housing Society Limited, *inter alia*, declared that through inadvertence the said Plot was not correctly described in the said



Indenture of Conveyance dated 4th December, 1973, inasmuch as though the Survey Number of the said Plot was rightly mentioned as Survey No. 93 1/1, the C.T.S. Number was wrongly mentioned as C.T.S. No. 1082/B instead of its correct C.T.S. No. 1083 and accordingly in the said Indenture of Conveyance dated 4th December, 1973, the said Plot described as "City Survey No. 1082/B and Survey No. 93 1/1", be deemed to be read and rectified as "C.T.S. No. 1083 and Survey No. 93 1/1", as more particularly stated therein.

Sr. No.

- 1) Digitally signed Property Cards of C.T.S. No. 1083.
- 2) Search Reports dated 10th July, 2023 for 86 years from 1938 to 2023, for the search taken from Sub-Registrar office at Mumbai and Bandra, and also on the official Website of the Department of Registration & Stamps, Government of Maharashtra, <https://esearchigr.maharashtra.gov.in>.
- 3) Any other relevant title: Nil
- 4) Litigations if any:

Dispute No. CC-II/296/2023 has been filed in the Co-operative Court No.II, Mumbai, by one Annie Edwin Fernandes alias Annie Chacko (Disputant) against Om Mayuresh Co-operative Housing Society Ltd. and M/s. Key Tech (Opponents), *inter alia*, claiming that the resolution passed in the Annual General Meeting of Om Mayuresh Co-operative Housing Society Ltd. held on 21st August 2022 be declared as illegal, improper and not binding upon the Disputant and the notice dated 11th May, 2023 (issued by M/s. Key Tech to the Disputant) be declared as illegal, improper and not binding upon the Disputant and other consequential reliefs. The said Dispute is pending before the Co-operative Court No.II, Mumbai. Till this date no ad-interim or interim order has been passed in the said Dispute.

Date: 18.08.2023

M/s. Mehta & Co.
Advocates & Solicitors

Proprietor



महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 72359222722

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



गाव/पेठ : मुलुंड (पुर्व)	तालुका/न.भू.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१०८३		२४२४.५०
	सी	

सुविधाधिकार :
हक्काचा मूळ धारक : H
वर्ष : १९६४
[१)लक्ष्मीबाई मोरेश्वर पुरव.]
[२)मोरेश्वर गजानन पुरव.]
पट्टेदार :
इतर भार :
इतर शेर :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्कृत
21/08/1972	मा.सब डिक्लीजनल ऑफिसर सा.मुंबई उपनगर यांचे आदेश नं.DLN/LND/A ९८२५ ता.२३/३/७१ DLN/LND-A ८४४० ता.२१-१-७१ मा.न.भू.अ.क्र.१ यांचा आदेश मो.र. नं.४/५ ता.२१/८/७२ अन्वये नोंद.	स्व.सु	H [कमलाकर मोरेश्वर पुरव] विनशेती सारा मुदत ३१-७-७०अखेर	सही- 21/09/1972 न.भू.अ. मुलुंड
29/07/1974	खरेदी खत नं.BOM-३००८/७३ ता.४-१२-७३ अन्वये नोंद.	स्व.सु	H ओम मयुरेश को.ऑप.हा. सो.लि.	सही- 29/07/1974 न.भू.अ.मुलुंड मुलुंड
15/12/2015	मा. जमाबंदी आयुक्ता आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.नं.भू.१/मी.प/ अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू.मुलुंड (पु) फे.फा.क्र. ९४०/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी दोन हजार चारशे चौवीस पूर्णांक पाच दशांश चौ.मी दाखल केले.			फेरफार क्र. ९४० प्रमाणे सही- 15/12/2015 न.भू.अ. मुलुंड

हि मिळकत पत्रिका (दिनांक 02/11/2019 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.	ई-साक्षरता पत्रक डिजिटली स्वाक्षरी केलेले आहे
मिळकत पत्रिका डाउनलोड दिनांक 10/10/2022 01:10:05 PM	
वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard या संकेता स्थळावर 2209100001519695 हा क्रमांक वापरावा.	





CHALLAN
MTR Form Number-6



GRN	MH004657429202324P	BARCODE	[Barcode]		Date	04/07/2023-11:09:39		Form ID	
Department Inspector General Of Registration				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Type of Payment Other Items				PAN No.(If Applicable)					
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1				Full Name		sandeep ashok shedge			
Location MUMBAI									
Year 2023-2024 One Time				Flat/Block No.		gandhi nagar			
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			2150.00		Road/Street		e ward jogeshwari east		
					Area/Locality		mumbai		
					Town/City/District				
					PIN		4 0 0 0 6 0		
					Remarks (If Any)				
					LAND BEARING CTS NO 1082 B AND 1083 OF VILLAGE MULUND				
					EAST FROM 1938 TO 2023 FOR 86 YRS				
					Amount In Two Thousand One Hundred Fifty Rupees Only				
Total			2,150.00		Words				
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		10000502023070401109 5343439732715	
Cheque/DD No.				Bank Date		RBI Date		04/07/2023-11:10:07 Not Verified with RBI	
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9819819220

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सादर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

SANDEEP ASHOK SHEDGE
SEARCH CLERK

DATE:- 10/07/2023

TO,
M/s. Mehta & Co.
S.P.Center,
Fort,
Mumbai

Re: Investigation of the Title of Property being Land bearing C.T.S. No. 1082 B & 1083 Village:- Mulund East), Taluka:- Kurla.

SIR,

As per your instruction, On taking search in the offices of the Sub – Registrar of Assurances at Mumbai & Bandra from 1938 to 2023 for Last 86 years & also at Chembur & Nahur from 2002 to 2023 (Computer) for Last 22 years during course of search I have found following documents Registered/ Indexed in respect thereof.


(Sandeep A. Shedge)
Search Clerk
Mumbai.

1938 To 2023 For 86 Years at S.R.O. Mumbai

<u>Year</u>	<u>Doc. Entries/Remarks</u>
1938	Nil
1939	Nil
1940	Nil
1941	Nil
1942	Nil
1943	Nil
1944	Nil
1945	Nil
1946	Nil
1947	Nil
1948	Nil
1949	Nil
1950	Nil
1951	Nil
1952	Nil
1953	Nil
1954	Nil
1955	Nil
1956	Nil
1957	Nil
1958	Nil
1959	Nil
1960	Nil
1961	Nil
1962	Nil
1963	Nil
1964	Nil
1965	Nil
1966	Nil
1967	Nil
1968	Nil
1969	Nil
1970	Nil
1971	Nil
1972	Nil
1973	Nil
1974	Nil
1975	Nil
1976	Nil
1977	Nil
1978	Book Torn
1979	Book Torn
1980	Book Torn
1981	Book Torn
1982	Book Torn
1983	Book Torn
1984	Book Torn
1985	Book Torn
1986	Book Torn
1987	Some Pages Torn
1988	Nil

1989	Nil
1990	Book Torn
1991	Some Pages Torn
1992	Book Torn
1993	Book in Custody
1994	Book Torn
1995	Nil
1996	Nil
1997	Nil
1998	Some Pages Torn
1999	Nil
2000	Nil
2001	Book Torn
2002	Book Torn
2003	Book Torn
2004	Some Pages Torn
2005	Some Pages Torn
2006	Book Torn
2007	Book Torn
2008	some Pages Torn
2009	Book Torn
2010	Nil
2011	Book Torn
2012	Book Torn
2013	Nil
2014	Nil
2015	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	Nil
2022	Index Not Binding
2023	Index II Not Ready

BOM/S

DEED OF CONVEYANCE

04/12/1973

3008

1973

DATE OF REGISTRATION:- 24TH APRIL, 1974

**KAMLAKAR MORESHWAR PURAV & 7 OTHERS
LAXMIBAI MORESHWAR PURAV
LAXMIKANT RAMCHANDRA NARVEKAR**

TO

OM MAYURESH CO-OPREATIVE HOUSING SOCIETY LTD

**SCHEDULE:- This Document in respect of Land bearing Survey No. 931/1,
C.T.S. No. 1082/B having area 2424.5 sq. meters of Village - Mulund.**

BOM/S

DEED OF MORTGAGE

24/04/1974

1635

1974

DATE OF REGISTRATION:- 26TH APRIL, 1974

OM MAYURESH CO-OPREATIVE HOUSING SOCIETY LTD

TO

THE MUNICIPAL CORPORATION OF GREATER BOMBAY

**SCHEDULE:- This Document in respect of Land bearing Survey No. 931/1,
C.T.S. No. 1082/B having area 2424.5 sq. meters of Village - Mulund.**

1938 To 2023 For 86 Years at S.R.O. Bandra

<u>Year</u>	<u>Doc. Entries/Remarks</u>
1938	Nil
1939	Nil
1940	Nil
1941	Nil
1942	Nil
1943	Nil
1944	Nil
1945	Nil
1946	Nil
1947	Nil
1948	Nil
1949	Nil
1950	Nil
1951	Nil
1952	Nil
1953	Nil
1954	Nil
1955	Nil
1956	Nil
1957	Nil
1958	Nil
1959	Nil
1960	Nil
1961	Nil
1962	Torn
1963	Torn
1964	Book Torn
1965	Nil
1966	Nil
1967	Nil
1968	Nil
1969	Nil
1970	Nil
1971	Nil
1972	Nil
1973	Nil
1974	Nil
1975	Nil
1976	Nil
1977	Nil
1978	Book Torn
1979	Book Torn
1980	Book Torn
1981	Book Torn
1982	Book Torn
1983	Book Torn
1984	Book Torn
1985	Book Torn
1986	Book Torn
1987	Torn
1988	Nil

1989	Nil
1990	Book Torn
1991	Some Pages Torn
1992	Book Torn
1993	Book in Custody
1994	Book Torn
1995	Nil
1996	Nil
1997	Nil
1998	Some Pages Torn
1999	Nil
2000	Nil
2001	Book Torn
2002	Book Torn
2003	Book Torn
2004	Some Pages Torn
2005	Some Pages Torn
2006	Book Torn
2007	Book Torn
2008	some Pages Torn
2009	Book Torn
2010	Nil
2011	Book Torn
2012	Book Torn
2013	Nil
2014	Nil
2015	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	Nil
2022	Index Not Binding
2023	Index II Not Ready

BND

DEED OF CONVEYANCE

06/10/1938

1029

1938

DATE OF REGISTRATION:- 06TH OCTOBER, 1938

NARAYAN VITHOO GHONGRE

TO

**MORESHWAR J PURAV
LAXMIBAI MORESHWAR PURAV**

**SCHEDULE:- This Document in respect of Land bearing Survey No. 93,
Hissa No. 1 of Village - Mulund.**

2002 - Nil
2003 - Nil
2004 - Document Entry
2005 - Nil
2006 - Document Entry
2007 - Nil
2008 - Nil
2009 - Nil
2010 - Nil
2011 - Nil
2012 - Nil
2013 - Document Entry
2014 - Nil
2015 - Nil
2016 - Nil
2017 - Nil
2018 - Nil
2019 - Nil
2020 - Nil
2021 - Nil
2022 - Document Entry
2023 - Document Entry

KRL-02

RECTIFICATION DEED

17/09/2004

10455
2004

DATE OF REGISTRATION:- 01ST OCTOBER, 2004

KAMLAKAR MORESHWAR PURAV

TO

VISHWAS GAJANAN JOSHI

SCHEDULE:- This Document in respect of Rectification in C.T.S. No. & Name of 2nd party, Land bearing Survey No. 93 1/2, C.T.S. No. 1082 of Village - Mulund (East). This Deed of Rectification in respect of Original Registered Document BOM/S - 3224/1974.

KRL-02

RECOVEYANCE OF MORTGAGE

12/10/2006

6093

2006

DATE OF REGISTRATION:- 12th OCTOBER, 2006

B.M.C.

TO

OM MAYURESH CO-OPERATIVE HOUSING SOCIETY LIMITED.

SCHEDULE:- This Document in respect of Original Registered Document No. BOM/S - 1635/74 dated 26/04/74. Land bearing Survey No. 93 1/1, Hissa No. 2(P), C.T.S. No. 1082B (P) of Village - Mulund (East).

KRL-02

COVEYANCE DEED

17/12/2013

0610

2014

DATE OF REGISTRATION:- 21st JANUARY, 2014

VISHWAS GAJANAN JOSHI

TO

DEEPLAKSHMI CO-OPERATIVE HOUSING SOCIETY LIMITED.

SCHEDULE:- This Document in respect of Land & Construction ie. Deep Lakshmi Co-Operative Housing Society Limited on Land bearing Survey No. 93 1/2, C.T.S. No. 1082 having area 2421.34 sq. meters of Village - Mulund (East)

KRL-01

DEVELOPMENT AGREEMENT

15/12/2022

0700

2023

DATE OF REGISTRATION:- 16TH JANUARY, 2023

**OM MAYURESH CO-OPERATIVE HOUSING SOCIETY LTD
& 56 OTHERS**

TO

M/S. KEY TECH

SCHEDULE:- This Document in respect of Land & Construction ie. Mayuresh Co-operative Housing Society Limited on Land bearing C.T.S. No. 1P083 having area 2424.5 sq. meters of Village - Mulund (East)

KRL-01

UNDERTAKING

28/04/2023

8533

2023

DATE OF REGISTRATION:- 28th APRIL, 2023

M/S. KEY TECH

SCHEDULE:- This Document in respect of Proposed Redevelopment of Existing building on Land C.T.S. No. 1083 of Village - Mulund (East)

KRL-01

DECLARATION

27/04/2023

8897

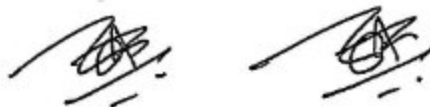
2023

DATE OF REGISTRATION:- 10th MAY, 2023

OM MAYURESH CO-OPERATIVE HOUSING SOCIETY LTD

SCHEDULE:- This Document in respect of Land bearing Survey No. 93/1/1, C.T.S. No. 1083 instate of Survey No. 93/1/1, C.T.S. No. 1082/B of Village - Mulund (East)

NOTE:- The Computer Index II for the Year 2023 is Loose, Mix and Not Properly Binding & Maintain yet, So Search taken as per the record available in the offices.



(Sandeep A. Shedge)
Search Clerk
Mumbai