



PRASANNA S. TARE

B. Com, L.L.B

Advocate High Court, Mumbai

To,
The Maharashtra Real Estate
Regulatory Authority,
Housefin Bhavan, B. K. C.
Bandra (East)
Mumbai - 400 021.

Legal Title Certificate

- Sub: 1 Title Clearance Certificate with respect to Land, bearing City Survey No.1032/A (carved out and old CTS No.1011[pt] and 1012[pt]) bearing Survey No.1000[pt] of Village-Mulund, Taluka - Kurla, Mumbai Suburban District, admeasuring about 1668.70 sq. mtrs, situated at Devidayal Road, within the limit of 'T' Ward of Municipal Corporation of Greater Mumbai (herein after referred to as the "Said Plot").
- 2 Area admeasuring about 500.61 sq. mtrs from Said plot (herein after referred to as the "Said Developable Plot").

I have investigated the Title of the said plot, on the request of **M/s. United Enterprises**, a registered partnership firm, registered under Indian Partnership Act 1932, having its office at 702, Marathon Max, Mulund Goregaon Link Road, (West) Mumbai - 400 080.

- 1) **Description of the Property:** All that Piece and Parcel of the Land, bearing City Survey No.1032/A (carved out and old CTS No.1011[pt] and 1012[pt]) bearing Survey No.1000[pt] of Village-Mulund, Taluka - Kurla, Mumbai Suburban District, admeasuring about 1668.70 sq.mtrs, situated at situated at Devidayal Road, within the limit of 'T' Ward of Municipal Corporation of Greater Mumbai.
- 2) **Document of the allotment of the Plots:**
 - a) By virtue of Deed of Conveyance dated 8th June, 2005 executed between the trustees of Bimla Om Charitable Trust viz. 1) Bimladevi Omprakash Tulsiram Agarwal, 2) Priya Atmaprakash Agarwal and 3) Abha Atmaprakash Agarwal and Deed having prior thereto obtained the sanction of Charity Commissioner u/s. 36 of Bombay Public Trust Act, 1950 Vide Order dated 10th December, 2004 in application No.J-4/167/2004, conveyed and transferred interalia the property to the United Enterprises more particularly mentioned hereunder (the Partnership Firm registered under the Indian Partnership Act, 1932). The said Conveyance Deed is registered by Deed of Confirmation dated 7th May, 2011 and same has been registered with the office of Sub-Registrar at Kurla-2, Mumbai Suburban District, Bandra under Serial No.BDR-7/3507/2011. By the said Deed of Conveyance, United Enterprises is absolutely seized and possessed of well sufficiently entitled to the land bearing CTS No.1032A, admeasuring 1680 Square Meters more particularly described in the schedule herein under written.
 - b) Municipal Corporation of Greater Mumbai, issued Revised Development Permission, bearing reference no Dy. Ch. E/B.P./8071/E. S. dated 13th December, 2021, by which corporation allow for Development of Play Ground as Buildable reservation, Under Accommodation Reservation Policy as per Regulation 17(1) of DCPR 2034, in respect of said property by which 30% of P.G. Area admeasuring about 500.61 se. meter to be allowed to develop for user permissible in Residential Zone
- 3) **Property Card and Mutation Entry:** I have perused the Property Card of C. T. S. No. 1032/A, Village-Mulund, Taluka - Kurla, Mumbai Suburban District dated 6th June, 2022. I have also perused the remarks mentioned on Property Card, in respect of Said Developable Plot.
- 4) **Search Report for last 30 years from 1993 till 2022:** I have caused search to be taken in the Offices of Sub-Registrar of Assurances at Mumbai and Mumbai Suburban District, through Property Title Investigator, for the period of 1993-2022.
2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said plot, I am of the opinion that the **M/s. United Enterprises** has a clear and marketable without any encumbrances.
Owner of the land
(1) **M/s. United Enterprises** became the owner of Village-Mulund, Taluka - Kurla, Mumbai Suburban District.
3. The Report reflecting the flow of the title of the **M/s. United Enterprises** as Owner, on said plot is enclosed herewith as Annexure.

Dated this 8th day of August, 2022


Prasanna S. Tare
Advocate

Encl: Annexure



Annexure
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. P. R. card bearing City Survey No.1032/A (carved out and old CTS No.1011[pt] and 1012[pt]) bearing Survey No.1000[pt] of Village-Mulund, Taluka - Kurla, Mumbai Suburban District, admeasuring about 1668.70 sq.mtrs was downloaded online portal of State of Maharashtra on 6th July, 2022 from www.apalebhilekh.mahabhumi.gov.in.
2. Mutation Entry No. NIL
3. Search Report from Mr. Ajay A. Mirgal for the period of 30 years taken from the Sub - Registrar office at Mumbai, Bandra and Kurla.
4. **Relevant Title:**
 - a) By virtue of Deed of Conveyance dated 8th June, 2005 executed between the trustees of Bimla Om Charitable Trust viz. 1) Bimladevi Omprakash Tulsiram Agarwal, 2) Priya Atmaprakash Agarwal and 3) Abha Atmaprakash Agarwal and Deed having prior thereto obtained the sanction of Charity Commissioner u/s. 36 of Bombay Public Trust Act, 1950 Vide Order dated 10th December, 2004 in application No.J-4/167/2004, conveyed and transferred inter alia the property to the United Enterprises more particularly mentioned hereunder (the Partnership Firm registered under the Indian Partnership Act, 1932) for consideration mentioned therein.
 - b) By virtue of Deed of Confirmation dated 7th May 2011 was entered into between the Trustee of Bimla Om Charitable Trust viz. 1) Bimladevi Omprakash Tulsiram Agarwal, 2) Priya Atmaprakash Agarwal and 3) Abha Atmaprakash Agarwal and United Enterprises for confirming the Deed of Conveyance dated 8th June 2005. The said Deed of Confirmation is registered with the sub-registrar at Kurla-2, Mumbai Suburban District, Bandra under Serial No.BDR-7/3507/2011. By the said Deed of Conveyance, United Enterprises is absolutely seized and possessed of well sufficiently entitled to the land bearing CTS No.1032A, admeasuring 1668.70 Square Meters more particularly described in the schedule herein under written.
 - c) Municipal Corporation of Greater Mumbai, issued Revised Development Permission, bearing reference no Dy. Ch. E/B.P./8071/E. S. dated 13th December, 2021, by which corporation allow for Development of Play Ground as Buildable reservation, Under Accommodation Reservation Policy as per Regulation 17(1) of DCPR 2034, in respect of said property by which 30% of P.G. Area admeasuring about 500.61 se. meter to be allowed to develop for user permissible in Residential Zone

5. **Litigation of the Said Plot: Nil**