



D. R. PRAJAPATI

B.Sc.LL.B.

ADVOCATE HIGH COURT

Add.: 3RD Floor, Andheri Court Bar Association, M.M. Court, Andheri (E),
Mumbai-400 069 Mob. No.:8879868192

To
MahaRERA

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to land bearing F.P. No. 680A/1/8, village Borivali, Borivali West, Mumbai - 400092 (hereinafter referred as the said plot "Om shivam Premises CSL")

I have investigated the title of the said plot on the request of M/s. Chaitanya Enterprises and following documents i.e:-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by City survey officer, Borivali dated 17.03.2020 mutation entry no _____
- 4) Search report for 30 years from 1991 till 2021

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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances.

Owners of the land

1. Om Shivam Premises CSL bearing 680A/1/8, village Borivali, Borivali West, Mumbai - 400092.

The report reflecting the flow of the title of the Om Shivam Premises CSL on the said land is enclosed herewith as annexure.

Encl: As above



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Advocate

FLOW OF THE TITLE OF THE SAID LAND

SR. No.

- 1) 7/12 extract/ PR card dated 17.03.2020
- 2) Mutation Entry No _____
- 3) Search report for 30 Years from 1991 taken from Sub Registrar office at Borivali

Date:07.09.21


D. R. PRAJAPATI
Advocate High Court, Mumbai
H. N. 11 & 12, Prajapati C.H.S. Ltd.
(SHA) C.I.S. No. 801, S. R. 48
Collector Compound,
J. S. Nagar, Mumbai-400 059

Advocate

S. S. PAWAR

2/16, Shankar Smruti, Shivaji Nagar, T.P. Road, Bhandup (West), Mumbai -400 078
Mob. No. 90 0476 5666, E-mail – sspawar19844@gmail.com, PAN NO. AQUPP6083E.

Bill of Cost

Date:- 16-03-2021

Ref. No. SSP*14-2021

To,

Om Shivam Co-op. Hsg. Soc. Ltd.

Mumbai.

Sub:- Investigation of property being Land bearing C.T.S. No.680/A/1
Admeasuring about 1328.64 sq. mtrs area, along with standing Structure thereon,
of Borivali Village, Taluka Borivali & Within the Registration District & Sub
District of Mumbai Suburban)

S.NO.	PARTICULERS	AMOUNT Rs.
1.	Govt. Fees -(30 years Rs.775/-)	
2.	My Remuneration Charges for carrying out Search from the Sub-Registrar office at Mumbai & Borivali -1 to 9, for the years i.e. 1991 to 2021 and out of Pocket & Miscellaneous expense	7,500 -00
	Total	7,500-00

(Rupees Seven Thousand Five Hundred Only)



Search Clerk

S. S. Pawar

S. S. PAWAR

Sachin S. Pawar

Add;- 2-16, Shankar Smruti
Shivaji Nagar,
Bhandup(west),
Mumbai – 400 078
Mb. no. 900 4765 666,

SEARCH REPORT

16th March, 2021

To,

Om Shivam Co-op. Hsg. Soc. Ltd.

Mumbai.

Sub:- Investigation of property being Land bearing C.T.S. No.680/A/1 Admeasuring about 1328.64 sq. mtrs area, along with standing Structure thereon, of Borivali Village, Taluka Borivali & Within the Registration District & Sub District of Mumbai Suburban.

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at **Mumbai & Borivali -1 to 9**, for the year **1991 to 2021** & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:-

In view of the global pandemic Covid19 (Coronavirus), to curb the spread of disease, complete lockdown is imposed by the government since 22nd March, 2020. In this period of complete lockdown, all sub-registrar offices have been closed and remained totally shut-down. Hence no physical search is conducted before any sub-registrar offices, however online search with the concerned sub-registrar offices is conducted by me and the following search report is prepared as per the documents reflected on the instant real-time search Online e-Search facility provided by the Department of Stamps and Registration, Government of Maharashtra.

Following Search Report as per the Online E-search Record

SEARCH REPORT FROM 1991 TO 2021 (IN THE S. R. O. OF BORIVALI-1 to 9 & (Computer Record From 2002 to 2021).

Search Report as per Available Record /as per the online E-search

I have Not Found any Registered Transaction during the Following Course of Search our Land.

Search Report from 1991 to 2021 in the s.r.o. of Mumbai (Old Custom)-.

Search Report From 1991 to 2002(in the S.R.O. of Mumbai)

1991

To }- **Note :- In the s.r.o. of Mumbai Index ii Books from the year 1991 to 2002 are not properly maintained/Mixed Pages**

2002

Search Report From 1991 to 2002(in the S.R.O. of Borivali -1)

1991

To }- **Note :- In the s.r.o. of Andheri -1 Index ii Books(BDR -1) from the year 1991 to 2002 are not properly maintained/Mixed Pages**

2002

Online E-search Computer Record From 2002 to 2021, In the S. r. o. of Borivali -1 to 9)

2002 - No Transaction found as per the Online E-search

2003 - No Transaction found as per the Online E-search

2004 - No Transaction found as per the Online E-search

2005 - No Transaction found as per the Online E-search

2006 - No Transaction found as per the Online E-search

2007 - No Transaction found as per the Online E-search

2008 - No Transaction found as per the Online E-search

2009 - No Transaction found as per the Online E-search

2010 - No Transaction found as per the Online E-search

2011 - No Transaction found as per the Online E-search

2012 - No Transaction found as per the Online E-search

2013 : - Index ii for the year 2013 are not properly updated for search/Record Not Available/as per Online E-search Record/following transaction mentioned as per the available record

2013 - Entry

Entry for the Year 2013 as per mixed pages Index

Development Agreement

Agreement Value :- Rs.475,20,000/-

I.r.o. being **land bearing Survey No.149-A Hissa No.1-part of Original Plot No.414 and Final Plot No.626 & now Final Plot No.680/A/1-part corresponding C.T.S. No.777 Admeasuring about 855 sq. mtrs area, and other schedule as per the agreement, Situated at Borivali Village.**

Name of The Party :- OM Surjan Co-op. Hsg. Soc. Ltd. through chairman Shrinivas Narsu Kunder &

Secretary :- Kundan Kunhiraman &

Treasurer :- Atul Natwarlal Jani

To

**Glass Wood Realty Private Limited through
director Anish P. Khetan**

Village :- **Borivali**
Exe. Date :- 14/11/2013
Serial No. :- **Borivali -9/6567/2013**
Registration Date :- 14/11/2013
Stamp Duty :- Rs.500/-
Reg. Fee :- Rs.100/-

(Note :- Said above Transaction was duly Registered at **Borivali Village** in the S.R.O. of Borivali -5)

2014 - No Transaction found as per the Online E-search

2015 - No Transaction found as per the Online E-search

2016 :- Index ii for the year 2016 are not properly updated for search/Record Not Available/as per Online E-search Record/following transaction mentioned as per the available record

2016 - Entry

Entry for the Year 2016 as per mixed pages Index

Deed of Conveyance

Agreement Value :- Rs.0/-

I.r.o. being **land & Construction** bearing Plot No.680/A/1/1 corresponding C.T.S. No.777, Total Admeasuring about 1328.64 sq. mtrs area (OUT of 36,551.11 sq. mtrs area), there above structure, therein Total 22 Flats and 8 Shops, known as "Om Shivam Premises Co-op. Hsg. Soc. Ltd.", and other schedule as per the agreement, Situated at **Shimpoli Village**.

Name of The Party : 1)Exemption from **M/s. Bombay Suburban Village**

Industrial Association Trust District Deputy Registrar Co-operative Society Mumbai City 4

2)Exemption on behalf of **M/s. La Build**

Corporation to District Deputy Registrar Co-operative Society Mumbai City 4 Competent Officer Mofa Act 1963 to Mr. NR Nikam under Section 88 of Indian Registration Act 1908

To

OM Shivam Premises Co-op. Hsg. Soc. Ltd.
through 1)Secretary Bhavna Mankad &
2)Treasure :- Tejas Shah &
3)President :- Sanjay R. Shah

Village :- **Shimpavali**
Exe. Date :- 10/01/2016

Serial No. :- **Borivali -8/227/2016**

Registration Date :- 11/01/2016

Stamp Duty :- Rs. 2,84,800/-

Reg. Fee :- Rs.30,000/-

(Note :- Said above Transaction was duly Registered at Shimpvali Village in the S.R.O. of Borivali -8)

2017 : - Index ii for the year 2017 are not properly updated for search/Record Not Available/as per Online E-search Record/following transaction mentioned as per the available record

2017 - Entry

Entry for the Year 2017 as per mixed pages Index

Deed of Rectification

Agreement Value :- Rs.0/-

I.r.o. being (about Document No.BRL -8/227/2016 Dt. 11/01/2016), **land & Construction bearing Survey No.149-A Hissa No.1-part, Old Final Plot No.626 & New No.680/A/1 corresponding C.T.S. No.777, Total Admeasuring about 1328.64 sq. mtrs area, known as "Om Shivam Premises Co-op. Hsg. Soc. Ltd.", (In Previous Deed 227/2016 Village Name Shimpoli was wrongly mentioned Instead of Village :- Borivali, now read as a Borivali Village, as per the said rectification Deed, and other schedule as per the agreement, Situated at Borivali Village.**

Name of The Party : 1)Exemption on behalf of **M/s. La Build Corporation to District Deputy Registrar Co-operative Society Mumbai City 4** Competent Officer Mofa Act 1963 to Mr. NR Nikam under Section 88 of Indian Registration Act 1908
2)Exemption from **M/s. Bombay Suburban Village Industrial Association Trust** District Deputy Registrar Co-operative Society Mumbai City 4
To
OM Shivam Premises Co-op. Hsg. Soc. Ltd.
through 1)Secretary Bhavna Mankad &
2)Treasure :- Tejas Shah &
3)chairman :- Sanjay R. Shah

Village :- **Borivali**

Exe. Date :- 22/11/2017

Serial No. :- **Borivali -5/14060/2017**

Registration Date :- 22/11/2017

Stamp Duty :- Rs.500/-

Reg. Fee :- Rs.100/-

(Note :- Said above Transaction was duly Registered at **Borivali Village** in the S.R.O. of Borivali -5)

2018 - No Transaction found as per the Online E-search

2019 - No Transaction found as per the Online E-search

2020 :- Index ii for the year 2020 are not properly updated for search/Record Not Available/as per Online E-search Record

2021(from 1st January 2021 upto Till Date) :- Index ii for the year 2021 are not properly updated for search/Record Not Available/ as per Online E-search Record

Note :- Said Search Report as per the available record maintained by Sub - Registrar office at Borivali -1 to 9 and as per the available E-search from 1991 to 2021.

Note :- Index ii record from the year 1991 to 2021 are not properly updated for search, said "subject to" search report as per the available Index ii Record

Note :- In the S.R.O. at Mumbai & Borivali-1 to 9 Online E-search Index ii Record from the year 1991 to 2021 are Not Properly updated for search, said search Report as per the available Online E-search Record.

Kindly Note that the said Report is "Subject To" i) Some of the Index ii Pages are yet to be stabilized in online process ii)Some of the Index-II were not produced before Us for verification.

Your's Truly



S. S. Pawar
Search Clerk

SACHIN S. PAWAR