

Sneha S. Desai (B. A., L.L.M.) & Associates

Advocate High Court & Notary Public (Govt. Of India)

E. Shop No. 4, Victoria CHSL, Ground Floor, Ext. Mathuradas Road, Kandivali (W), Mumbai - 400 067.

To,
Maha. RERA
Bandra (East),
Mumbai.

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

SCHEDULE OF THE PROPERTY:

Plot No. 306 "Beraja Baug CHSL" situated at Jawahar Nagar, Road No. 16, Goregaon (West), Mumbai - 400 104, admeasuring 450.00 Sq. Mtrs, situates, lying and being on all that pieces and parcels of land bearing CTS No. 436 of Village - Pahadi Goregaon (West), Taluka - Borivali in the Registration District of Mumbai Suburban District. (Hereinafter referred to as the "Said Property"). Having Ground + 2 owners premises having 16 Flats.

The Following documents are observed to Issue Title Certificate :

1. Copy of Indenture of Lease dated 15th December, 1992, executed between Mukund Gopal Kale and 1. Keshavji K. Berajawala and 2. Laxmiben K. Berajawala.
2. Copy of Property Card;
3. Copy of Search Report dated 10/05/2022.

DETAILS OF THE OBSERVATION:

1. Jawahar Nagar Co.op. Housing Society Ltd., a registered Co-operative Society (hereinafter called "the said SOCIETY") is absolutely seized and possessed of or otherwise well and sufficiently entitled to a bigger plots of land situate lying and being at Village Goregaon.
2. The said Society prepared a layout scheme and divided the said bigger plots of land situated at Goregaon known as Jawahar Nagar into various sub-plots.
3. That by Indenture of Lease dated 15.12.1992, executed between 1) Shri. Keshavji K. Berajawala and 2) Smt. Laxmiben K, Berajawala, therein referred to as "the Lessors" of the one part and the society herein, therein referred to as "the Lessee" in consideration of sum of Rs. 3,00,000/- paid by the Lessee to the said Lessor and all the rents and covenant reserved and contained therein the said society doth thereby demised unto the society herein, the said property for a period of 998 years paying therefore during the said term yearly rent of Rs. 1/- and on the terms and condition as mentioned therein, commencing from 1st October 1974.
4. The society has gone for conveyance and obtained order of conveyance on dated 15/12/1992, the society got Conveyance of the premises being Plot No. 306 "Beraja Baug CHSL" situated at Jawahar Nagar, Road No. 16, Goregaon (West), Mumbai - 400 104, admeasuring 450.00 Sq. Mtrs, situates, lying and being on all that pieces and parcels of land bearing CTS No. 436 of Village - Pahadi

Goregaon (West), Taluka - Borivall. The said Conveyance is duly stamped and registered No. BBM-1/375/1993.

5. Pursuant to the Deed of Conveyance dated 15/12/1992, the name of the society was recorded as the owner in the city Survey records i.e. on the property card.
6. The society has also done area correction on property card as per new property card the area of CTS. No. 436 is 449.
7. The society has obtained NOC dated 27/04/2017 for re-development from Jawahar Nagar CHSL.
8. Pursuant to the Search Report dated 10th May, 2022 of Venkat A. Yadav Search Clerk who carried out search in the Sub - Registrar's offices at Borivall from 1993 to 2022 (last 30 years) respectively and following document is found executed and registered in respect of the said Land:

2017:

Nature of Document : Development Agreement

Schedule: Plot No. 306 "Beraja Baug CHSL" situated at Jawahar Nagar, Road No. 16, Goregaon (West), Mumbai - 400 104, admeasuring 449 Sq. Mtrs, situates, lying and being on all that pieces and parcels of land bearing Survey No. 147 (pt), CTS No. 436 of Village - Phadi Goregaon (West), Taluka - Borivall.

Beraja Baug CHSL

To

Town Developers

Document Sr. No. : 4234/2017 dated 27.09.2016 & 25.04.2017.

2021 :

Nature of Document : AFFIDAVIT

M/s. Town Developers

Date : 07.07.2021

Document Sr. No. : 8313/2021

2022:

Nature of Document : AFFIDAVIT

M/s. Town Developers

Date : 22.03.2022

Document Sr. No. : 4716/2022

Nature of Document : Supplementary Agreement

Beraja Baug CHSL

To

M/s. Town Developers

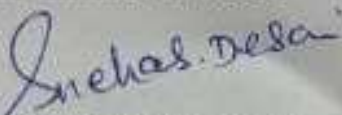
Document Sr. No. : 1081/2022 dated 21.01.2022.

Based on the above and on the documents submitted and on the Search Report dated 10th May, 2022 issued by Mr. Venkat A. Yadav, Search Clerk, the title of the above referred Property is clear, marketable and free from all encumbrances.

This opinion is strictly given on the basis of the documents produced and available.

Dated this 23rd May, 2022

Mrs. Sneha S. Desai



Advocate High Court