

Bhavesh Rohidas Bhoir
B.COM., G.D.C.&A., L.L.B.
ADVOCATE HIGH COURT

Office :-
Shop No. 8, Shreenath Bhuvan CHS. Ltd.
Near St. Louis School, Dahisar Bridge,
Yashwantrao Tawade Road,
Dahisar (West), Mumbai - 400 068.
E mail : bhavesh.bhoir@yahoo.com
Mob : 9930725925

To
The MaharERA,
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra East,
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the said property and the existing building known as "Tillibai Apartments Co-operative Housing Society Limited", a Registered Co-operative Housing Society Limited registered under No. BOM/HSG/3113 of 1971 dated 2/9/1971 having its registered office at Plot No. 30, T P S- 1, Off. Daftary Road, Near Bachani Nagar, Malad (East), Mumbai - 400 097., pertaining to the title of all that piece and parcel of land admeasuring area 2702.00 square yards i.e. 2259.243 sq.mtrs bearing Final Plot No. 30 of Town Planning Scheme No. I Malad sanctioned with effect from 31.12.1969 against Original Plot bearing no. 30 and consisting of CTS No. 376, 376/1 to 376/17 & CTS No. 378 at Village - Malad (East), Taluka - Borivali which is forming part of larger piece of land bearing originally New Survey No. 301 and 305, in the Registration District and Sub-District of Mumbai and Mumbai Suburban.,

I have investigated the title of the said plot on the request of "Tillibai Apartments Co-operative Housing Society Limited", a Registered Co-operative Housing Society Limited registered under No. BOM/HSG/3113 of 1971 dated 2/9/1971 having its registered office at Plot No. 30, T P S- 1, Off. Daftary Road, Near Bachani Nagar, Malad (East), Mumbai - 400 097. and following documents i.e.:-

a. Description of the property. (As mentioned above).



b. The documents of allotment/Purchase of plot by the society.-

1. Photocopy of Indenture of Conveyance Deed dated 31st March, 1972 executed and entered into between MORUMAL MANGHANMAL BACHANI, (LAND OWNERS/VENDORS), AND ASHOK BHIMANDAS CHAWLA (THE CONFIRMING PARTY) AND "Tillibai Apartments Co-operative Housing Society Limited (THE PURCHASER) which is registered under Serial No. BOM/R/1026/1972 dated 13/03/1972 wherein the said property as mentioned above was duly conveyed in favour of **"Tillibai Apartments Co-operative Housing Society Limited"**, as the Society/ Owners herein in respect of land admeasuring area 2259.243 sq.mtrs i.e 2702 sq.yrds at that relevant time.
2. Photocopy of Occupation Certificate bearing File No. CE/600/BSII/AP dated 17/05/1974 issued by the MCGM for occupying the completed portion of Ground Plus Six Upper Floors with lift.
3. Photocopy of Registration Certificate No. BOM/HSR/3113 of 1971 dated 02/09/1971 issued by the Registrar of Co- operative Societies for the registration of the said society under the Maharashtra Co-operative Societies Act 1960.
4. Photocopy of the Extract of the Town Planning Remark dated 26-08-2014 and 11-06-2021 pertaining to the plot of land bearing FP No. 30 at Village – Malad (East), Taluka – Borivali of Mumbai Suburban District of TPS –I thereby denoting the name of the holder of the land as "Morumal Maganlal Bacchani" in FORM-B of the Town Planning remarks.



5. Photocopy of the Extract of the digitally signed Property Card pertaining to the plot of Land bearing CTS No. 376, 376/1 to 376/17 & CTS No. 378 total admeasuring area 2259.243 sq.mtrs i.e 2702 sq.yrds at Village – Malad (East), Taluka – Borivali of Mumbai Suburban District.
 6. Photocopy of the BMC Tax Bill bearing property No. PN0701220020000 standing in the name of the "SHRI. MORUMAL MAGHAUMAL BACHANI" and Billing in name of society.
 - c. Property card issued by City Survey Officer, Village – Malad (East), Taluka- Borivali Mumbai Suburban District dated 31/5/2021.
 - d. Search report for 30 years from Office of the Sub-Registrar of Assurances at Bandra, Borivali, Goregaon, Mumbai from 1992 to 2021.
2. 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 the society is clear, marketable and without any encumbrances.

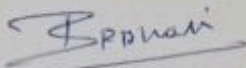
Owners of the Land:-

Tillibai Apartments Co-operative Housing Society Limited", a Registered Co-operative Housing Society Limited registered under No. BOM/HSG/3113 of 1971 dated 2/9/1971 having its registered office at Plot No. 30, T P S- 1, Off. Daftary Road, Near Bachani Nagar, Malad (East), Mumbai – 400 097." is the Present owner as per available Revenue Records (PRC) of the plot which is bearing CTS No. 376, 376/1 to 376/17 & CTS No. 378 total admeasuring area 2259.243 sq.mtrs i.e 2702 sq.yrds at Village – Malad (East), Taluka – Borivali.



Qualifying comments /remarks if any: The name of the society to be incorporated as present holder of the respective portion of the land in the revenue records.

3. The report reflecting the flow of the title of the society on the said land is enclosed herewith as annexure.



Bhavesh R. Bhoir

(Advocate-High Court)



MAH/5028/2009 DATED 22/9/2009

BHAVESH ROHIDAS BHOIR
B.Com. G.D.C. & A. LL.B.
ADVOCATE-HIGH COURT
121, "Roh. na Sa. na. Road,
Dahisar (W), Mumbai - 400 968.

Encl:- Annexure - A

Date: 7/9/2022

Bhavesh Rohidas Bhoir
B.COM., G.D.C.&A., L.L.B.
ADVOCATE HIGH COURT

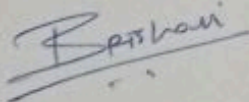
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ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract /P.R. Card as on date of application for registration .
- 2) Mutation Entry No. Nil as per (Property Card Extract).
- 3) Search report for 30 years from Office of the Sub-Registrar of Assurances at Bandra, Borivali, Goregaon, Mumbai from 1992 to 2021.
- 4) Any other relevant title. (Not applicable)
- 5) No Litigations (As confirmed by the Society).



Bhavesh R. Bhoir

(Advocate-High Court)



MAH/5028/2009 DATED 22/9/2009

BHAVESH ROHIDAS BHOIR
B.Com., G.D.C. & A., LL.B.
ADVOCATE HIGH COURT
121, "Rohida" Society, Tawade Road,
Dahisar (W), Mumbai - 400 068.

Date: 7/9/2022



CHALLAN
MTR Form Number-6



GRN	MH005830866202122E	BARCODE	03/09/2021-14:23:40		Form ID
Department		Inspector General Of Registration			
Type of Payment		Search Fee			
Office Name		BRL1_JT SUB REGISTRAR BORIVALI 1			
Location		MUMBAI			
Year		2021-2022 One Time			
Account Head Details		Amount In Rs.		Payer Details	
0030072201 SEARCH FEE		750.00		TAX ID / TAN (If Any)	
				PAN No.(If Applicable)	
				Full Name	
				Tillibai Apartment CHS LTD	
				Flat/Block No.	
				Premises/Building	
				Road/Street	
				Area/Locality	
				Town/City/District	
				PIN	
				Remarks (If Any)	
				CTS No. 376 Plot No. 30 at Village Malad 1992 to 2021 - 30 Years	
				Amount In	
				Seven Hundred Fifty Rupees Only	
Total		750.00		Words	
Payment Details		IDBI BANK			
Cheque-DD Details		FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank CIN	Ref. No.	69103332021090315484	2700576018
Name of Bank		Bank Date	RBI Date	03/09/2021-14:25:15	Not Verified with RBI
Name of Branch		Bank-Branch		IDBI BANK	
		Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Mobile No. : 7798975473

S. V. BAIKAR

(Search Clerk)

Mumbai

SEARCH REPORT**DATE:- 03/09/2021**

To,
Tillibai Apartment CHS Ltd.

Sub:- Investigation of title of the property bearing C.T.S. No. 376, 376/1 to 17, 378, Plot No. 30(pt) in the building known as "Tillibai Apartment Co-op. Hsg. Soc. Ltd." Situated at Village Malad (East), Taluka Borivali.

Dear Sir,

Under your instruction I have taken Online search in respect of the above mentioned property in sub registrar Offices at Mumbai, Bandra, Goregaon, Borivali & Kandivali From 1992 to 2021 and Following documents are found:

AT MUMBAI SUB REGISTRAR OFFICE FROM 1992 TO 2021 (30 YEARS) - MANUAL RECORD

1992	Nil
1993	Some Pages Torn
1994 To 1995	Nil
1996 To 1999	Some Pages Torn
2000	Nil
2001 To 2004	Completely Torn Pages
2005 To 2008	Some Pages Torn
2009	Nil

2010 To 2012	Some Pages Torn
2013 To 2016	Nil
2017 To 2020	Nil / Mix Record
2021	Record Not Ready

AT BANDRA SUB REGISTRAR OFFICE FROM 1992 TO 2021 (30 YEARS) - MANUAL RECORD

1992	Nil
1993 To 1994	Some Pages Torn
1995	Some Pages Torn
1996 To 1999	Completely Torn Pages
2000	Some Pages Torn
2001 To 2004	Completely Torn Pages
2005 To 2008	Some Pages Torn
2009	Nil
2010 To 2012	Some Pages Torn
2013 To 2016	Nil
2017 To 2020	Nil / Mix Record
2021	Record Not Ready

AT GOREGAON, BORIVALI & KANDIVALI SUB REGISTRAR OFFICE NO. 1 TO 9 FROM 2002 TO 2021

2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil

YEAR 2007

Serial No. Borivali-5 BDR-11/5080/2007	<u>Undertaking</u>	08/06/2007 12/06/2007
	Reliance Telecom Infrastructure Ltd. through its autho. Sign. Gajendra Chaturvedi <u>To</u> B. M. C.	

Schedule: Land bearing Plot No. 30 TPS 1 in the building known as "Tillibai Apartment Co-op. Hsg. Soc. Ltd." Situated at Village Malad, Taluka Borivali.

2008	Nil
2009	Nil
2010	Nil
2011 To 2015	Nil
2016	Nil
2017 To 2020	Nil
2021	Record Not Ready

Note :

1. Index II of Power of Attorney and Will is not available in records.
2. Due to Covid-19 Pandemic, Physical Search is not given in the Sub Registrar Office.



S. V. Baikar
(Search Clerk)

Sub:- Investigation of title of the property bearing C.T.S. No. 376, 376/1 to 17, 378, Plot No. 30(pt) in the building known as "Tillibai Apartment Co-op. Hsg. Soc. Ltd." Situated at Village Malad (East), Taluka Borivali.

SEARCH NOTE

Mumbai & Bandra Manual
Record From 1992 to 2021
(30 Years)
Goregaon, Borivali &
Kandivali office No. 1 to 9
Computer Record for 2002 to
2021 (20 Years)