

# JAI HARBANSINGH OCHANI

M.Com.LLM  
ADVOCATE

Plot No.124, 10<sup>TH</sup> GULMOHAR CROSS ROAD, JVPD SCHEME, VILE PARLE WEST MUMBAI-400049

Email:jaiochani@yahoo.com Mobile Nos. 9833428332 / 8779380372.

FORMAT-A  
( Circular No:- 28 / 2021)

To:

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MAHARERA HEADQUARTERS  
Housefin Bhavan, Plot No.C-21, E- Block,  
Bandra Kurla Complex, Bandra { East },  
Mumbai-400051.

## LEGAL TITLE REPORT

- 1) Sub: Title Clearance Certificate with respect to Final Plot No.34C of T.P.S. II, Santacruz (west), CTS No. G/94,G/95,G/96 OF G-ward Bandra Taluka ad measuring in Total as per Property Register Card(PRC) 857 Sq .mtrs. (Hereinafter referred to as the "Said Plot")

I have investigated the title of the said plot on the request of M/s.FORISHNA DEVELOPERS LLP, a Limited Liability Partnership firm, incorporated under the provisions of the Limited Liability Partnership Act,2008,vide Registration No.AAA-6245 having its registered office at 302,Golden Bungalow, Juhu Tara Road, Santacruz (west),Mumbai-400 054, and scrutinized the following documents:

- 1} Conveyance Deed (Deemed/Unilateral) dated 29<sup>th</sup> February,2016,duly registered under serial No.- BDR1/2122/2016.



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2) Development Agreement dated 30<sup>th</sup> March. 2022 duly stamped and registered. vide Receipt No.10332 ,under Serial No.BDR1-9267-2022,dated 10/06/2022,DULY ADJUDICATED BY Order dated 23-12-2021 under ref No. 6031 issued by office of Superintendent of Stamps, Andheri Taluka.MMRDA, Bandra Kurla Complex,Bandra ( E ),Mumbai-400051 in Adjudication case No.ADJ/1100900/1219/2021, dated 17/11/2021

3) Property Register card i.e revenue extracts of the said plot

4) Search Report of the search for encumbrance conducted for 30 years from October 1993 till October 2022

2) On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the Opinion that the title of M/s.FORISHNA DEVELOPERS LLP concerning "Nav Chetna Co-operative Housing Society Ltd, registered under the provisions of the Maharashtra Co-operative Societies Act,1960 bearing Registration No.BOM/HSR/HW/6799 of 1983 ,dated 4<sup>th</sup> July,1983 and members of "Nav Chetna Co-operative Housing Society Ltd is Clear. Marketable and without any encumbrance





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## Owners of the Land

- 1.) Nagindas Kashidas Kapadia (Original Owner) of Free Hold Land ad-measuring approximately 1112 sq Yards equivalent to 930 sq mtrs bearing CTS Nos. G-94, G-95 and G-96 of Village G Ward (earlier known as Village Danda, Taluka South Salsette) corresponding to survey No.353 of Plot No.1 within the registration district of Mumbai Suburban District situate ,being and lying at Final Plot No.34/C of santacruz Town Planning Scheme II, Juhu Road ,santacruz (west), Mumbai-400054 (then Bombay) (the Land)
- 2.) By and under an Agreement For Sale dated 6<sup>th</sup> September 1971 the said Original Owner aforesaid (Nagindas Kashidas Kapadia (Original Owner) Sold the said Land to Natwarlal Purshottam Shah (Builder) the said Builder Natwarlal Purshottam Shah constructed a building known as "Nav Chetna" consisting of ground + three upper floors along with an Outhouse (the Building) and sold respective flats and outhouse constructed on the Land to and in favour of various flat purchasers under the provisions of Maharashtra Ownership of Flats(Regulation of the promotion of construction,sale,management and transfer)Act,1963 (MOFA)
- 3.) Thereafter in or around 1983 the Flat purchasers in the Building "Nav Chetna" Formed a association known as "Nav Chetna Co-operative Housing Society Ltd, registered under the provisions of the Maharashtra Co-operative Societies Act,1960 bearing Registration No.BOM/HSG/HW/6799 of 1983 ,dated 4<sup>th</sup> July,1983, the said society, "Nav Chetna Co-operative Housing Society Ltd", admitted all the Flat and outhouse purchasers as members of "Nav Chetna Co-operative Housing Society Ltd and all the Flat and outhouse





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purchasers were issued/ allotted shares in the said society for their respective Flats and Outhouse in the building

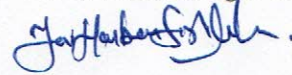
4. The Said Society "Nav Chetna Co-operative Housing Society Ltd vide Conveyance Deed (Deemed/Unilateral) dated 29<sup>th</sup> February,2016,duly registered under serial No. BDR-1/2122/2016., obtained Conveyance of the "Subject Property" being all that piece and parcel of land situate, lying and being Property bearing Final Plot No.34C of T.P.S. II, Santacruz (west), CTS No. G/94,G/95,G/96 OF G-ward Bandra Taluka ad-measuring in Total as per Property Register Card(PRC) 857 Sq .mtrs.

3. The Report reflecting the flow of the title of the Developer and society i.e M/s.FORISHNA DEVELOPERS LLP concerning "Nav Chetna Co-operative Housing Society Ltd on the said Land is enclosed herewith as annexure

Encl: Annexure

Date: 25<sup>th</sup>.October.2022

Jai HarbanSingh Ochani



Advocate.

En.No. MAH/876/2002.Sr.No.-67575



25 OCT 2022

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## "ANNEXURE"

### FLOW OF TITLE

1. Originally Nagindas Kashidas Kapadia (Original Owner) Possessed Free Hold Land ad-measuring approximately 1112 sq Yards equivalent to 930 sq mtrs bearing CTS Nos. G-94, G-95 and G-96 of Village G Ward (earlier known as Village Danda,Taluka South Salsette) corresponding to survey No.353 of Plot No.1 within the registration district of Mumbai Suburban District situate ,being and lying at Final Plot No.34/C of santacruz Town Planning Scheme II,Juhu Road ,santacruz (west),Mumbai-400054 (then Bombay) (the Land)
2. By and under an Agreement For Sale dated 6<sup>th</sup> September 1971 the said Original Owner aforesaid (Nagindas Kashidas Kapadia (Original Owner) Sold the said Land to Natwarlal Purshottam Shah (Builder) the said Builder Natwarlal Purshottam Shah constructed a building known as "Nav Chetna" consisting of ground + three upper floors along with an Outhouse (the Building) and sold respective flats and outhouse constructed on the Land to and in favour of various flat purchasers under the provisions of Maharashtra Ownership of Flats(Regulation of the promotion of construction,sale,management and transfer)Act,1963 (MOFA)





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3. Thereafter in or around 1983 the Flat purchasers in the Building "Nav Chetna" Formed a association known as "Nav Chetna Co-operative Housing Society Ltd, registered under the provisions of the Maharashtra Co-operative Societies Act,1960 bearing Registration No.BOM/HSG/HW/6799 of 1983 ,dated 4<sup>th</sup> July,1983, the said society, "Nav Chetna Co-operative Housing Society Ltd", admitted all the Flat and outhouse purchasers as members of "Nav Chetna Co-operative Housing Society Ltd and all the Flat and outhouse purchasers were issued/ allotted shares in the said society for their respective Flats and Outhouse in the building
4. The Said Society "Nav Chetna Co-operative Housing Society Ltd vide Conveyance Deed (Deemed/Unilateral) dated 29<sup>th</sup> February,2016,duly registered under serial No. BDR-1/2122/2016., obtained Conveyance of the "Subject Property" being all that piece and parcel of land situate, lying and being Property bearing Final Plot No.34C of T.P.S. II, Santacruz (west), CTS No. G/94,G/95,G/96 OF G-ward Bandra Taluka ad-measuring in Total as per Property Register Card(PRC) 857 Sq .mtrs.
5. Under these circumstances the said Society "Nav Chetna Co-operative Housing Society Ltd is seized and possessed of and entitled to as absolute owner of the "Subject Property" being all that piece and parcel of land situate, lying and being Property bearing Final Plot No.34C of T.P.S. II, Santacruz (west), CTS No. G/94,G/95,G/96 OF G-ward Bandra Taluka admeasuring in Total as per Property Register Card(PRC) 857 Sq .mtrs





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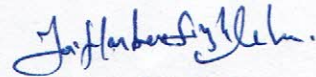
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6. With due consideration to whatever is stated above, I am of the Opinion that the said society along with its members/shareholders is/are entitled to enter into a Development Agreement for redevelopment of the said property and accordingly they have granted Development rights and signed the development agreement with M/s.FORISHNA DEVELOPERS LLP, a Limited Liability Partnership firm, incorporated under the provisions of the Limited Liability Partnership Act,2008,vide Registration No.AAA-6245 having its registered office at 302,Golden Bungalow, Juhu Tara Road, Santacruz (west),Mumbai-400 054, the development agreement is executed on 30.3.2022 and is duly stamped and registered .vide Receipt No.10332 ,under Serial No.BDR1-9267-2022,dated 10/06/2022, after adjudication order dated 23/12/2021 issued from the office superintendent of stamps Mumbai Andheri Taluka,MMRDA,Bandra Kurla Complex Bandra ( E ), in Adjudication Petition No.ADJ/1100900/1219/2021 dated 17/11/2021 Thus "Nav Chetna Co-operative Housing Society Ltd is the owner of the subject property and has a clear and marketable title in respect thereof and the above stated Development Agreement dated 30.3.2022 executed by the said society along with its Members with M/s.FORISHNA DEVELOPERS LLP is Valid and Subsisting..

Jai HarbanSingh Ochani



Advocate.

En.No. MAH/876/2002.Sr.No.-67575

Date: 25<sup>th</sup>.October.2022



5 OCT 2022