

FORMAT A
(CIRCULAR NO: 28 / 2021)
LEGAL TITLE REPORT

TO,

MAHARERA

BKC, Housefin Bhavan, Near RBI,
E Block, BandraKurla Complex,
Bandra(East), Mumbai – 400 051.

Sub.: Title clearance certificate with respect to All that piece or parcel of the land bearing F.P. No. 370 (now), previously known to be FP No. 403 of Town Planning Scheme (TPS) –III of Borivali (W) situate at village Eksar, Taluka Borivali, Ram Mandir Road, Borivali West, Mumbai 400091, Mumbai Suburban District (MSD) admeasuring 1780.20 Sq. Mtrs. in the Residential/Commercial Zone of the Development Plan of the MCGM within the Registration District and Sub-District Mumbai Suburban along with the constructed building on the said land i.e. **KOMAL KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED** comprising of all those 41 residential flats situated in the building (hereinafter referred to as 'the said property').

1. I have investigated the title of the said plot on the request of **M/S. RANDER BANDU CORPORATION LLP** with respect to the above-mentioned property. That in the course of the said process I have caused to pursue the following documents in order to check the title of the said property. The documents perused and considered by me are as follows: -

- Photocopy of Conveyance Deed/ Sale Deed dated 26th June, 1981 duly registered with the office of Sub-Registrar of Assurances at Bandra under no. BDR-1402/1981, dated 20/12/1982 made and executed by and between 1) Shri Gurusaran Motiram Advani 2) Shri Harisadhoram Bhanbhani therein referred to as 'the Vendors', and Dr. P. S. Jadhvani therein referred to as 'the First Confirming Party' and 1) Rabiya Abdul Jabbar Solanki, 2) Manimunna Abdul Jabbar Solanki, 3) Farzana Abdul Jabbar Solanki, 4) Shamin Abdul Jabbar Solanki, 5) Jabbar Abdul Jabbar

Solanki, 6) Mohamed Iqbal Mohamed Yusuf Ganni, 7) Zainubibi Mohamed Yusuf Ganni therein referred to as 'the Second Confirming Parties', and KOMAL KOUNTEYA CO-OPERATIVE HOUSING SOCIETY LIMITED, therein referred to as 'the Purchasers' whereby the Vendor sold and conveyed the said land along with all the structure/s appurtenant to it and also along with the benefits arising out of the same to and in the favour of the Society for the consideration and on the terms and conditions contained therein.

- Photocopy of the Property Card pertaining to the Plot of land bearing F.P. No. 370 (now), previously known to be FP No. 403 of Town Planning Scheme (TPS) -III of Borivali (W) situated in situate at village Eksar, Taluka Borivali, Ram Mandir Road, Borivali West, Mumbai - 400 091 reflecting the name of the society i.e. Komal Kounteya Co-Operative Housing Society Limited as the holders of the said property.
- Photocopy of D. P. Remark dated 26/10/2021, serial no. Ch.E/DP34202110111352183 issued by Municipal Corporation of Greater Mumbai in favour of Mr/ Mrs. Satish Sreenivas Rao pertaining to the sanction development plan remarks for the said property. The said remark denotes that the said property is falling under Residential zone.
- Photocopy of Occupation Certificate dated 28/02/1987, serial no. CE/2589/BSII/A/R issued by Municipal Corporation of Greater Bombay in favour of Shri N. V. Rege, Architect thereby confirming the construction of the said building is completed.
- Photocopy of Commencement Certificate dated 27/07/2001 serial no. CHE/A-2371/BP (WS)/ AR issued by Municipal Corporation of Greater Bombay in favour of KOMAL KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED thereby giving permission to construct the building.
- Photocopy of Assessment Bill issued by Brihanmumbai Mahanagar Palika in the name of the above mentioned Society i.e. KOMAL KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED.
- Photocopy of Re-Development Agreement dated 31/03/2022 duly registered with the office of Sub-Registrar of Assurances at Borivali - 9 under no. BRL-9/5948/2022, dated 06/04/2022 made and executed by and

between KOMAL KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED therein referred to as "the Society" of the first part and Members of the Society therein referred to as "the MEMBERS/CONFIRMING PARTY" of the Second Part and M/s. Rander Bandu Corporation LLP through its Partners therein referred to as "the Developers" of the Third part whereby the society along with the consent of the Members/Confirming party vested the Development rights of the building and it's property to the Developers therein for the terms and conditions mentioned therein.

- Photocopy of Special Power of Attorney dated 06/04/2022 duly registered with the office of Sub-Registrar of Assurances at Borivali - 9 under no. BRL-9/5951/2022, dated 08/04/2022 made and executed by KOMAL KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED in favour of M/s. Rander Bandu Corporation LLP through its Partners whereby the society granted the re-development rights to the said M/s. Rander Bandu Corporation LLP to do all such acts and deeds with respect to the re-development of the building and it's property and more particularly described therein.
- Search Report dated 22/12/2022 taken at the Office of the Sub- registrar of Assurances at Mumbai (Old Custom House), Bandra, Goregaon and Borivali Sub-Registrar's office's from the year 1973 to 2022 (50 years) whereby an entry of a Sale Deed dated 26/06/1981, duly registered under no. BDR-1402/1981, dated 20/12/1982 made and executed between Shri Gurusaran Motiram Advani and others to KOMAL KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED, has been found. Also an entry of Development Agreement dated 31/03/2022, duly registered under no. BRL-9/5948/2022, dated 07/04/2022 made and executed between KOMAL KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED and M/s. Rander Bandu Corporation LLP through its Partners, has been found. Apart from the same, I do not find any entry/ ies about any encumbrance or charge on the lease-hold rights, title and interest of the said society with respect to the said property. However, it has been mentioned that some of the data entry has not been maintained properly.

022-2833 7733

88287 37733

v.mvkoparkar@gmail.com

Mon. To Fri. : 10.30 am To 6.00 pm

Sat. : 10.30 am to To 3.00 pm

Mandar V. Koparkar

B.Com., LL.B

Advocate, High Court (Mumbai)

Res.: 402, Shraddha Darshan
Opp. M.H.B. Colony,
Police, Station, Link Road
Borivali (W), Mumbai -91

2. On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that the title of **KOMAL KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED** is clear, marketable and without any encumbrances. And that the Re-Development rights are given to **M/S. RANDER BANDU CORPORATION LLP** vide Re-Development Agreement dated 31/03/2022 for the redevelopment of the said building and it's property.

Owners of the land:-

KOMAL KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED

Situated on All that piece or parcel of the land bearing F.P. No. 370 (now), previously known to be FP No. 403 of Town Planning Scheme (TPS) -III of Borivali (W) situate at village Eksar, Taluka Borivali, Ram Mandir Road, Borivali West, Mumbai 400091, Mumbai Suburban District (MSD) admeasuring 1780.20 Sq. Mtrs. in the Residential/Commercial Zone of the Development Plan of the MCGM within the Registration District and Sub-District Mumbai Suburban along with a building thereon.

3. The report reflecting the flow of the title of the **KOMAL KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED** on the said plot is enclosed herewith as annexure.

Encl. : Annexure

Dated this 22nd day of December, 2022.



MANDAR V. KOPARKAR
ADVOCATE

License No. MAH/1720/1998

Mr. Mandar V. Koparkar
Advocate,

402, Shraddha Darshan,
Opp. MHB Colony Police Station,
Link Road, Borivali (W), Mumbai-91.

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(CIRCULAR NO: 28 / 2021)
FLOW OF THE TITLE OF THE SAID PLOT

Sr. No.

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KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED and M/S.
RANDER BANDU CORPORATION LLP through its Partners, has been
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encumbrance or charge on the lease-hold rights, title and interest of the
said society with respect to the said property. However, it has been
mentioned that some of the data entry has not been maintained properly.

Dated this 22nd day of December, 2022.



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