



FORMAT - A
(Circular No.28/2021)

Date: 04/06/2022

To
MahaRERA
HousefinBhavan,
Near Reserve Bank of India, "E" Block,
BandraKurla Complex, Bandra (East),
Mumbai - 400 051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece and parcel of the plot of land admeasuring about 989.14 sq. mtrs., Final Plot No. 22, Town Planning Scheme Vile Parle TPS IV and IVA, corresponding bearing C.T.S. Nos. 575, 575/1, 575/2, 575/3, 575/4, 575/5, 575/6, 575/7 of Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban situate at Tejpal Road, Vile Parle (East), Mumbai- 400 057 (Hereinafter referred to as **"the said Property"**).

- 1) On request of **M/S. SHRINATHJI BUILDCON.**, a partnership firm duly registered under the provisions of The Indian Partnership Act, 1932 and having its registered office address at Flat No. 4, Shreeji Kiran, Tejpal Road, Vile-Parle (East), Mumbai-400057, through its partner (i) **Mr. Pratik Bhupendra Shah**,



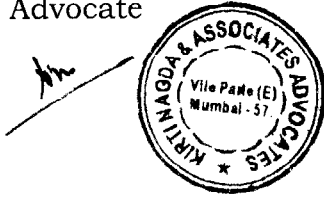
- f) Development Agreement dated 18/02/2022 executed by and between Vireshwar Mahal Co-Operative Housing Society Ltd the Society, its members and M/S. Shrinathji Buildcon.
- g) Power of Attorney dated 18/02/2022 executed by and between Vireshwar Mahal Co-Operative Housing Society Ltd the Society, and M/S. Shrinathji Buildcon.
- 2) On perusal of the above-mentioned documents and all other relevant documents relating to the said property we are of the opinion that the prima facie title of **VIRESHWAR MAHAL CO-OPERATIVE HOUSING SOCIETY LTD.** to the said property more particularly stated in Schedule hereunder written as disclosed by the relevant documents, is marketable, free from all encumbrances and charges and that the said **VIRESHWAR MAHAL CO-OPERATIVE HOUSING SOCIETY LTD.** is entitled to the said Property.
- i. Owners of the land : **VIRESHWAR MAHAL CO-OPERATIVE HOUSING SOCIETY LTD.,** a Co-operative Society registered under the Provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/ HSG/ 5093 DT.09/03/1977, having PAN AACAV0798H, having its registered office at Vireshwar Mahal, F.P. No.22, T.P.S. IV and IVA, Tejpal Road, Vile



Annexure A: Title Documents of the property

- i. Deed of Conveyance 29th June 1978, entered between M/s.D.D.Patel & Co. through their partners Bhojraj Damji Patel, Damji Raja Patel, Devji Damji Patel, Karson Damji Patel and Ranchhod Damji Patel therein referred to as the Transferors of One Part, and Vireshwar Mahal Co-operative Housing Society Ltd therein referred to as the Society of Other Part; duly registered with Sub-Registrar of Assurance, Andheri Taluka bearing Serial No. BOM/1323/15 of 1978.
- ii. Property Cards of property bearing CTS Nos. 575, 575/1, 575/2, 575/3, 575/4, 575/5, 575/6, 575/7 of Village - Vile Parle (East), Taluka - **Andheri**, District - Mumbai Suburban situate at Tejpal Road, Vile Parle (East), Mumbai- 400 057 (As per Annexure "B" attached)
- iii. Public notice in two newspapers namely Free Press Journal in English and Nav Shakti in Marathi on 17/01/2022.
- iv. Search Report Dt.11/02/2022 for 48 years carried out by **search** clerk P.S.JADHAV.
- v. Development Agreement dated 18/02/2022 executed by and between Vireshwar Mahal Co-Operative Housing Society Ltd the Society, its members and M/S. Shrinathji Buildcon.
- vi. Power of Attorney dated 18/02/2022 executed by and between Vireshwar Mahal Co-Operative Housing Society Ltd the Society, and M/S. Shrinathji Buildcon

Advocate



(Stamp)

Date: 04/06/2022

Annexure C : Qualifying comments/remarks :

- A)** It appears that, Originally MR. Bomi Manekji Netarwala was absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land together with the structure standing thereon, situate lying and being at Tejpal Road, Vile Parle (East)), Mumbai in Greater Bombay in the Registration sub-district of Bombay City and Bombay sub urban containing by admeasurement 989.14 sq.mtrs or thereabouts and now bearing Final plot No. 22 of TPS No. IV and IVA and CTS Nos. 575, 575/1, 575/2, 575/3, 575/4, 575/5, 575/6, 575/7 of Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban
- B)** It appears that, Under Deed of Conveyance dated 25th April 1975 the said MR. Bomi Manekji Netarwala conveyed land hereditaments of the said property to M/s. D.D.Patel & Co. through their then partners Bhojraj Damji Patel, Damji Raja Patel, Devji Damji Patel and Karson Damji Patel for the consideration and on the terms and conditions as mentioned therein.
- C)** It appears that, the said M/s.D.D.Patel & Co. in accordance with the sanctioned plans from MCGM and approvals, developed the said property and constructed one composite building known as **"Vireshwar Mahal"** and in entered into diverse Agreements for Sale with the individual purchasers of the flat in the Building constructed on the said plot as required under section 4 of the provisions of Maharashtra Ownership Flats Act- 1963.
- D)** It appears that, the various Flat purchasers in the said **"Vireshwar Mahal"** building formed and registered **"Vireshwar Mahal Co-operative Housing Society Ltd"** under the



Press Journal in English and Nav Shakti in Marathi on 17/01/2022 inviting claims from any person having any share, right, title and interest in the said property and to be submitted to us within 14 days from the date of publication of the said Public Notice. In response to the said Public Notice we have not received any such claim from any person till the date of issue of this Certificate.

H) We refer to and rely upon the search carried out by our search clerk P.S.JADHAV, and as per his search report Dt.11/02/2022 no charge or encumbrance is found on the said property.

I) It appears that, accordingly under Development Agreement dated 18/02/2022 executed by and between "the Society", its members and the said M/S. Shrinathji Buildcon; the society with consent and confirmation of its members granted development rights in respect of the said property to the said Developers for valid consideration and on the terms and conditions as recorded in the said Development Agreement Dt.18/02/2022. The said Development Agreement Dt. 18/02/2022 is registered with Sub-Registrar of Assurance, Andheri Taluka on 21/02/2022 under Sr. No. BDR-18/3010/2022.

J) It appears that, pursuant to the said Development Agreement Dt. 18/02/2022, the said Society has also executed a Power of Attorney in favour of the partners of the said Developers M/S. Shrinathji Buildcon, with respect to Development of the said Property. The said Power of Attorney is also duly registered Sub-Registrar of Assurance, Andheri Taluka on 21/02/2022 under Sr. No.BDR-18/3015/2022.

iv. In the circumstances, we hereby certify that, in our opinion, subject to whatever stated above, **VIRESHWAR MAHAL CO-OPERATIVE**



& Notary, its Associates or employees, in connection with the preparation or issue of this Report on Title, exceed the professional fees paid by M/S. SHRINATHJI BUILDCON., to us in that behalf.

Yours Truly,

(Advocate)



Date: 04/06/2022