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B. Com, D.B.M., G.D.C. & A., LL.B.

ADVOCATE HIGH COURT

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REF NO. TITLE/LND/2021/022

Date: 10/12/2021

FORMAT - A (CIRCULAR NO:- 28 /2021)

To,
Maharashtra Real Estate Regulatory Authority
Mumbai, Maharashtra.

LEGAL TITLE REPORT

Sub: Title Certificate in respect to all those pieces and parcels of land bearing C.T.S. No. 102, 102/1, 102/2, 102/3, 102/4, 102/5 admeasuring about 446.10 sq. mtrs. situated at Plot No. 68, L. T. Road No. 4, Goregaon (West), Mumbai - 400 104., in the Revenue Village - Pahadi, Goregaon (West), City Survey Office- Goregaon, Taluka- Borivali, Mumbai Suburban District. (hereinafter referred as the Said plot).

I have investigated the title in respect of all that piece and parcel of free hold land or ground admeasuring about 446.10 sq. mtrs. thereabouts corresponding to C.T.S. No. 102 admeasuring 290.5 Sq. Mtrs., 102/1 admeasuring 37.5 Sq. Mtrs., 102/2 admeasuring 35.8 Sq. Mtrs., 102/3 admeasuring 8.9 Sq. Mtrs., 102/4 admeasuring 37 Sq. Mtrs. and 102/5 admeasuring 36.4 Sq. Mtrs., in Revenue Village - Pahadi Goregaon (West); City Survey Office- Goregaon, Taluka- Borivali, alongwith the building standing thereon situated at Plot No. 68, L. T. Road No. 4, Goregaon (West), Mumbai - 400 104., within the Registration District and sub-District of Mumbai city and Mumbai Suburban more particularly described in the schedule hereunder written (herein for the sake of brevity referred to as "the said Property") on the request of "Goregaon Alka" Co-operative Housing Society Ltd., represented through its Managing Committee having address as Plot No. 68, L. T. Road No. 4, Goregaon (West), Mumbai - 400 104., on the basis of the following documents i.e.;



1. **DESCRIPTION OF THE PROPERTY**

All those pieces and parcels of land bearing C.T.S. No. 102, 102/1, 102/2, 102/3, 102/4, 102/5 admeasuring about 446.10 sq. mtrs. situated at Plot No. 68, L. T. Road No. 4, Goregaon (West), Mumbai - 400 104., in the Revenue Village - Pahadi, Goregaon (West), City Survey Office-Goregaon, Taluka- Borivali, Mumbai Suburban District.

2. **THE DOCUMENTS OF ALLOTMENT OF PLOT:**

1. At that relevant time 1) Mr. Ranchhodji Raghunathji Panchal And 2) Smt. Anilabai Ranchhodji Panchal was entitled for the land bearing C.T.S. No. 102 admeasuring 290.5 Sq. Mtrs., 102/1 admeasuring 37.5 Sq. Mtrs., 102/2 admeasuring 35.8 Sq. Mtrs., 102/3 admeasuring 8.9 Sq. Mtrs., 102/4 admeasuring 37 Sq. Mtrs. and 102/5 admeasuring 36.4 Sq. Mtrs. totally admeasuring area about 446.10 Sq. mtrs., in Revenue Village - Pahadi Goregaon (West); City Survey Office- Goregaon, Taluka- Borivali situated at Plot No. 68, L. T. Road No. 4, Goregaon (West), Mumbai - 400 104; in Mumbai, Mumbai suburban District, Mumbai Suburban District within the Registration District and sub-District of Mumbai city and Mumbai Suburban (**Hereinafter referred to as "The Said Land"**).
2. Further 1) Mr. Ranchhodji Raghunathji Panchal And 2) Smt. Anilabai Ranchhodji Panchal executed a Deed of Conveyance dated 06/11/1973 and sold land bearing C.T.S. No. 102 admeasuring 290.5 Sq. Mtrs., 102/1 admeasuring 37.5 Sq. Mtrs., 102/2 admeasuring 35.8 Sq. Mtrs., 102/3 admeasuring 8.9 Sq. Mtrs., 102/4 admeasuring 37 Sq. Mtrs. to Mr. Vallabhbbhai Gangji Hingu and subsequently he has transferred his names on revenue records.
3. That Mr. Vallabhbbhai Gangji Hingu being Builder/developers have constructed a building known as "Goregaon Alka" by obtaining the necessary plans and permission under file bearing No. CE/1762/BSII/AR dated 15/04/1988 on the said land and subsequently, the said promoter/developer/builder was entitled to sell the flats and shops to be constructed in the building to the prospective purchasers thereof.



4. That **MR. VALLABHBHAI GANGJI HINGU** let out various units in the said building on tenancy basis. at the request of the tenants, vide an Agreement dated 09.03.1986, executed between the said Mr. Vallabhbhai Gangji Hingu as Vendors therein and Mrs. Kankuben Vrijlal Parekh and 10 others Tenants as Purchasers therein, the said Mr. Vallabhbhai Gangji Hingu agreed for sale of the property admeasuring 457 sq. mtrs.; situated at Plot No. 68, L. T. Road No. 4, Goregaon (West), Mumbai - 400 104, togetherwith the Said Building in favour of a co-operative housing society to be formed of purchasers of various units in the said Building.
5. Further the Purchasers of the Flats have formed a housing Society under the name of **"GOREGAON ALKA" CO-OPERATIVE HOUSING SOCIETY LTD.**, duly registered under the Maharashtra Co-operative Societies Act, 1960, bearing registration No. **BOM/HSG/TC/2302/86-87 Dated 27/08/1986** having its registered address at Plot No. 68, L. T. Road No. 4, Goregaon (West), Mumbai - 400 104.
6. Further **MR. VALLABHBHAI GANGJI HINGU** had executed the Deed of Conveyance dated 17th August, 1988 registered before the concern Sub-Registrar of Assurance under serial No. PBBJ/2069/88 and transferred the land bearing C.T.S. No. 102 admeasuring 290.5 Sq. Mtrs., 102/1 admeasuring 37.5 Sq. Mtrs., 102/2 admeasuring 35.8 Sq. Mtrs., 102/3 admeasuring 8.9 Sq. Mtrs., 102/4 admeasuring 37 Sq. Mtrs.; in favour of Society being "Goregaon Alka" C.H.S. Ltd. Subsequently, the society herein has endorsed their name on the revenue records as per the mutation entry dated 28/12/2007 before the City Survey Office. (Hereinafter referred to as the "Said Conveyance Deed").
7. However, due to inadvertence, the C.T.S. bearing No. 102/5 admeasuring about 36.40 Sq. Mtrs., in the Revenue Village Pahadi, Goregaon (West), City Survey Office Goregaon, Taluka Borivali, has not been incorporated in the aforesaid Conveyance Deed but the FSI of the said C.T.S. No. 102/5 has already been consumed in the building of the society.



8. That the society to perfect its title has agreed to obtain a deemed Conveyance of C.T.S. bearing No. 102/5 admeasuring about 36.40 Sq. Mtrs.; under the Amended provisions of Maharashtra Ownership Flat Act, 1963. Accordingly, the society through their Advocate has filed an application No. 150 of 2021 before Competent Authority District Deputy Registrar, Co-op. Societies, Mumbai City (4) and subsequently, the District Deputy Registrar of Societies, Mumbai (4) passed an order bearing No. DDR-4/MUM/D.C./Goregaon Alka CHSL/2169/2021 dated 03/09/2021 pertaining to the land bearing C.T.S. No. 102/5 admeasuring about 36.40 sq. mtrs. in the Revenue Village – Pahadi, Goregaon (West); City Survey Office- Goregaon, Taluka- Borivali; Mumbai Suburban District situated at Plot No. 68, L. T. Road No. 4, Goregaon (West), Mumbai - 400 104.

9. That subsequently the society registered the Deed of Conveyance (Deemed/Unilateral) dated 27/10/2021 registered before the Sub Registrar of Assurances, Borivali under serial No. BRL-8-13198-2021 dated 16/11/2021 by paying the appropriate stamp duty and registration fees thereof and the society herein has endorsed their name on the revenue records as per the mutation entry dated 01/12/2021 before the City Survey Office.

3. **7/12 EXTRACT OR PROPERTY CARD ISSUED**

That the name of the aforesaid society being Goregaon Alka C.H.S. Ltd., has been endorsed in the Property Register Card bearing Nos. C.T.S. No. 102 admeasuring 290.5 Sq. Mtrs., 102/1 admeasuring 37.5 Sq. Mtrs., 102/2 admeasuring 35.8 Sq. Mtrs., 102/3 admeasuring 8.9 Sq. Mtrs., 102/4 admeasuring 37 Sq. Mtrs. and 102/5 admeasuring 36.4 Sq. Mtrs., duly issued by the City Survey Office, Goregaon, Mumbai.

4. **SEARCH REPORT**

I have gone through the Search Report dated 10/12/2021 pertaining to the said property taken by Search Clerk Mr. S.M. Patekar from the year 1975 to 2021 in the concerned Office of the Sub- Registrar of Assurances, Mumbai and thereby no contradictory entry has been found in the said report.



Considering the aforesaid facts and perusal of the above listed documents, I am of the opinion that the title of all that piece and parcel of land or ground admeasuring about 446.10 sq. mtrs. thereabouts corresponding to C.T.S. No. 102 admeasuring 290.5 Sq. Mtrs., 102/1 admeasuring 37.5 Sq. Mtrs., 102/2 admeasuring 35.8 Sq. Mtrs., 102/3 admeasuring 8.9 Sq. Mtrs., 102/4 admeasuring 37 Sq. Mtrs. and 102/5 admeasuring 36.4 Sq. Mtrs., in Revenue Village – Pahadi Goregoan (West); City Survey Office- Goregoan, Taluka- Borivali, situated at Plot No. 68, L. T. Road No. 4, Goregaon (West), Mumbai - 400 104., within the Registration District and sub-District of Mumbai City and Mumbai Suburban is clear and free from all the encumbrances and the owners being **"GOREGAON ALKA" CO-OPERATIVE HOUSING SOCIETY LIMITED** have good marketable title pertaining to the aforesaid property which is free from all encumbrances.

5. **OWNERS OF THE PLOT**

Goregaon Alka C.H.S. Ltd., pertaining to all that piece and parcel of land or ground admeasuring about 446.10 sq. mtrs. thereabouts corresponding to C.T.S. No. 102 admeasuring 290.5 Sq. Mtrs., 102/1 admeasuring 37.5 Sq. Mtrs., 102/2 admeasuring 35.8 Sq. Mtrs., 102/3 admeasuring 8.9 Sq. Mtrs., 102/4 admeasuring 37 Sq. Mtrs. and 102/5 admeasuring 36.4 Sq. Mtrs., in Revenue Village – Pahadi Goregoan (West); City Survey Office- Goregoan, Taluka- Borivali, situated at Plot No. 68, L. T. Road No. 4, Goregaon (West), Mumbai - 400 104., within the Registration District and sub-District of Mumbai City and Mumbai Suburban.

6. Report reflecting the flow of title is attached hereby as enclosure A.


AJIT DINKAR MANJREKAR
[ADVOCATE HIGH COURT]



Encl: List of documents verified for the title

Format - A

(Circular No:-28/2021)

I have verified the title of the Goregaon Alka C.H.S. Ltd., pertaining to all that piece and parcel of land or ground admeasuring about 446.10 sq. mtrs. thereabouts corresponding to C.T.S. No. 102 admeasuring 290.5 Sq. Mtrs., 102/1 admeasuring 37.5 Sq. Mtrs., 102/2 admeasuring 35.8 Sq. Mtrs., 102/3 admeasuring 8.9 Sq. Mtrs., 102/4 admeasuring 37 Sq. Mtrs. and 102/5 admeasuring 36.4 Sq. Mtrs., in Revenue Village – Pahadi Goregaon (West); City Survey Office- Goregaon, Taluka- Borivali, situated at Plot No. 68, L. T. Road No. 4, Goregaon (West), Mumbai - 400 104., within the Registration District and sub-District of Mumbai City and Mumbai Suburban as per instructions of my client being **"Goregaon Alka" Co-operative Housing Society Ltd.**, represented through its Managing Committee having address as Plot No. 68, L. T. Road No. 4, Goregaon (West), Mumbai - 400 104.

List of documents:-

- (a) Copy of Conveyance Deed dated 07/08/1988 registered before the Sub Registrar of Assurances, under serial No. PBBJ/2069/88 dated 19/08/1988.
- (b) Copy of Deemed Conveyance orders bearing No. DDR-4/MUM/D.C./Goregaon Alka CHSL/2169/2021 dated 03/09/2021 duly passed by District Deputy Registrar, Co-op. Societies, Mumbai City (4) pertaining to the aforesaid property.
- (c) Copy of Deed of Conveyance (Deemed/Unilateral) dated 27/10/2021 registered before the Sub Registrar of Assurances, Borivali under serial No. BRL-8-13198-2021 dated 16/11/2021.
- (d) Copy of Search Report dated 10/12/2021 pertaining to the said property taken by Search Clerk S. M. Patekar from the year 1975 to 2021 in the concerned Office of the Sub- Registrar of Assurances, Mumbai.
- (e) Copy of property register card duly issued by the City Survey Officer.

