



Certificate of Title

I am instructed by one **M/s. Jay Paras Apartment Co-operative Housing Society Limited**, having address at 52, Garodia Nagar, 90 Feet Road, Ghatkopar (East), Mumbai – 400 077, to give my report on title in respect of the property, which is described hereunder:-

- 1) Originally, by diverse deeds, factors and circumstances, one Sulochnadevi Vijaykumar was the owner of **Plot No. 52**, admeasuring 464.83 sq. mtrs. or thereabout, which as per the PR Card, admeasuring 449.50 sq. mtrs. or thereabout, forming part of a larger property bearing Survey No. 249, Hissa No. 2 (Pt), corresponding CTS No. 195/46, of Revenue Village – Ghatkopar, Mumbai Suburban District and more particularly described in the **Schedule** written hereunder, hereinafter referred to as **"The Said Land"**.
- 2) By and vide an Indenture of Conveyance dated 14th April 1972 [Regn. No. 1755 of 1972] the said Sulochnadevi Vijaykumar sold, transferred, assigned and conveyed the Said Land in favour of one (1) Shri. Harilal Devshibhai & (2) Manchhabai Harilal, at and on the terms and conditions and for considerations which are more particularly described in the said Indenture of Conveyance dated 14th April 1972.
- 3) By subsequent writings, the Said Land came to be purchased by one Shri. Hasmukhlal Maganlal Shah, as the Chief Promoter of the abovesaid M/s. Jay Paras Apartment Co-operative housing society limited.

- 4) The abovesaid M/s. Jay Paras Apartment Co-operative Housing Society Limited, after acquiring the rights in respect of the Said Land has constructed a building on the Said Land which is known as **"Jay Paras"** and the same is in ground plus 2 nos. upper floors consisting of 9 nos. units, hereinafter referred to as **"The Said Building"**.
- 5) The abovesaid M/s. Jay Paras Apartment Co-operative Housing Society Limited after the completion of the development of the Said Building, by and vide a duly registered Deed of Conveyance dated 19th June 1972 [Regn. No. Bom/R-2951/2/15/1972] has obtained the conveyance of the Said Land from the abovesaid (1) Shri. Harilal Devshibhai & (2) Manchhabai Harilal, at and on the terms and conditions and for consideration, which are more particularly described in the said Deed of Conveyance dated 19th June 1972.
- 6) By and vide a duly registered Agreement For Development dated 30th December 2011, [Regn. No. BDR3-01018-2012 dated 7th February 2012], the said M/s. Jay Paras Apartment Co-operative Housing Society Limited has assigned the re-development rights of the Said Building in favour of one M/s. Sadguru Foundation Pvt. Ltd., at and on the terms and conditions and for consideration, which are more particularly described in the said Agreement For Development dated 30th December 2011.
- 7) A search of the Said Land is caused to be carried for a period of 30 years, save and except the said Agreement For Development dated 30th December 2011, no other transaction is revealed or disclosed.





- 8) Upon the perusal of the aforesaid writings and also based on the report of the search caused to be carried out, in my opinion, the title of the Said Land and the Said Building is clear and marketable and free from any encumbrances of whatsoever.

THE SCHEDULE HEREINABOVE REFERRED TO

Plot No. 52, admeasuring 464.83 sq. mtrs. or thereabout, which as per the PR Card, admeasuring 449.50 sq. mtrs. or thereabout, forming part of a larger property bearing Survey No. 249, Hissa No. 2 (Pt), corresponding CTS No. 195/46, of Revenue Village – Ghatkopar, Mumbai Suburban District.

Amit Parekh

(Advocate, High Court, Mumbai)

ADV. AMIT PAREKH

G-A/2, Komal Tower

Patel Nagar, Station Road,

Bhayandar, Bhayandar (W) - 401 101

26th May 2021



FORMAT - A

To,
MahaRERA.

LEGAL TITLE REPORT

Sub : Title Clearance Certificate in respect of **Plot No. 52**, admeasuring 464.83 sq. mtrs. or thereabout, which as per the PR Card, admeasuring 449.50 sq. mtrs. or thereabout, forming part of a larger property bearing Survey No. 249, Hissa No. 2 (Pt), corresponding CTS No. 195/46, of Revenue Village - Ghatkopar, Mumbai Suburban District, along with a building standing thereon by name "Jay Paras".

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I have investigated the title of the abovesaid property on the request of **M/s. Jay Paras Apartment Co-operative Housing Society Limited.**

1) **Description of property:-**

Plot No. 52, admeasuring 464.83 sq. mtrs. or thereabout, which as per the PR Card, admeasuring 449.50 sq. mtrs. or thereabout, forming part of a larger property bearing Survey No. 249, Hissa No. 2 (Pt), corresponding CTS No. 195/46, of Revenue Village - Ghatkopar, Mumbai Suburban District, along with a building standing thereon by name Jay Paras.

2) The documents of allotment of the abovesaid property:-

- a] Registered Deed of Conveyance dated 19th June 1972 [Regn. No. Bom/R-2951/2/15/1972] executed by (1) Shri. Harilal Devshibhai & (2) Manchhabai Harilal [Vendors] in favour of M/s. Jay Paras Apartment Co-operative Housing Society Limited.

- b] Registered Agreement For Development dated 30th December 2011, [Regn. No. BDR3-01018-2012 dated 7th February 2012] executed by M/s. Jay Paras Apartment Co-operative Housing Society Limited in favour of M/s. Sadguru Foundation Pvt. Ltd.
- c] Title Certificate dated 26th May 2021.
- 3) PR Card.
- 4) Search Report for 34 years from 1988 to 2021.

On the perusal of the abovementioned documents and all other relevant documents relating to the title of the said M/s. Jay Paras Apartment Co-operative Housing Society Limited in respect of the abovesaid property and the abovesaid building, is clear and marketable and free from all encumbrances of whatsoever nature.

Owner of the Said Land [As per PR Card]

M/s. Jay Paras Apartment Co-operative Housing Society Limited.

Bhayandar,
26th May 2021

Encl.:-

- 1) PR Card.
2) Title Certificate dated 26th May 2021.
3) Search Report.


ADV. AMIT PAREKH
G-A/2, Komal Tower
Patel Nagar, Station Road,
Bhayandar (W) - 401 101

"LEGAL POINT"

- Enduring Legal Expertise -



Amit Parekh

B. Com., LL.B.
(ADVOCATE, HIGH COURT)

FLOW OF THE TITLE OF THE SAID LAND

- 1) PR Card as on the date of application for registration.
- 2) Search Report for 34 years from 1988 to 2021 dated 25th May 2021.
- 3) Title Certificate dated 26th May 2021.

Bhayandar,

26th May 2021


ADV. AMIT PAREKH
G-A/2, Komal Tower
Patel Nagar, Station Road,
Bhayandar (W) - 401 101

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