



(Circular No.28/2021 Dated 08/03/2021)

To MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect all that piece and parcel of land bearing Survey No. 96A, Hissa No. 2(part) and corresponding C. T. S No. 40A of Village Hariali, Taluka Ghatkopar, District and Mumbai Suburban District ad-measuring 1232 square mts or thereabouts together with structure standing thereon known as "Mahal House", having ground plus three upper floors, with constructed area admeasuring 12800 sq. ft.(built up) and one garage admeasuring 250 sq. ft situated at L. B. S. Marg, Opp. Cipla, Vikhrooli (West), Mumbai - 400 083 within the Registration District and sub District Mumbai Suburban (hereinafter referred to as "the said Property")

.....

I have investigated the title of the said Property on the request of Shreeji Realtors: -

1. Description of the Property.

All that piece and parcel of land bearing Survey No. 96A, Hissa No. 2(part) and corresponding C. T. S No. 40A of Village Hariali, Taluka Ghatkopar, District and Mumbai Suburban District ad-measuring 1232 square mts or thereabouts together with structure standing thereon known as “Mahal House”, having ground plus three upper floors, with constructed area admeasuring 12800 sq. ft.(built up) and one garage admeasuring 250 sq. ft situated at L. B. S. Marg, Opp. Cipla, Vikhrooli (West), Mumbai - 400 083 within the Registration District and sub District Mumbai Suburban

2. Documents of Allotment

- a. Deed of Development Agreement dated. 22.07.2022 is executed between Mr. Surjit Singh Mahal and Smt. Jaspal Kaur Mahal therein referred to as “The Owners” of the one part and Shreeji Realtors therein referred to as “The Developer” of the other part and registered at Bandra SRO under Sr. No. KRL 3 13267/2022 the Owners therein did thereby granted development rights.



b. Power of Attorney dated 22/07/2022 is executed in favour of Sidhant K. Shah and Kamlesh Shah partners of Shreeji Realtors registered at Bandra SRO under Sr. No. KRL 3 13270/2022.

3. The Search Report dated 19th August 2021 for the year 1955 to 2022 (68 years), shows that in respect of the said Property the following documents are registered:

a. Deed of Development Agreement dt. 22-7-2022 made between Surjit Singh Mahal and Smt. Jaspal Kaur Mahal. Of the one part and Shriji Realtors of the other part and registered at Kurla SRO under Sr. No. KRL/3/13269/2022 on 22-7-2022.

b. Deed of Undertaking dt. 22-7-2022 & made between Shreeji Realtor on the one part and Nil of the other part and registered at Kurla SRO under Sr. No. KRL/3/13284/2022 on 22-7-2022.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that the title of Shreeji Realtors. as Developer of the said Property is clear, marketable and without any encumbrances.



Title as a Developer of the Property:

Shreeji Realtors.- with respect all that piece and parcel of land bearing Survey No. 96A, Hissa No. 2(part) and corresponding C. T. S No. 40A of Village Hariali, Taluka Ghatkopar, District and Mumbai Suburban District ad-measuring 1232 square mts or thereabouts together with structure standing thereon known as “Mahal House”, having ground plus three upper floors, with constructed area admeasuring 12800 sq. ft.(built up) and one garage admeasuring 250 sq. ft situated at L. B. S. Marg, Opp. Cipla, Vikhrooli (West), Mumbai - 400 083 within the Registration District and sub District Mumbai Suburban

The report reflecting the flow of the title of the Shreeji Realtors as the Developer of the said Property is enclosed herewith.



FLOW OF THE TITLE OF THE SAID PROPERTY.

Sr.No.

1. Online Property Card reflects name of Jagjitsingh Mahal to the extent of area admeasuring 616 sq. mts. And name of Jaspal Kaur Mahal to the extent of are admeasuring 616 sq. mts;. The property card reflects pursuant to order of S. I. F. Andheri bearing no. ADC/LNDC- 715 dated 25.07.1978 and order bearing Ref No. 40/Hari/78 dated 28.11.1978 area admeasuring 705 sq. mts was reduce out of the total plot area admeasuring 1935 sq. mts. The property card further reflects that by order dated 16/02/2015 bearing Ref No. Bhu 1/ML. P/Aksari Nonad/ 2015 Pune pass by Settlement Commissioner And Director Of Land Records, Pune, and order dated 15/12/2015 bearing Ref No. Bhu. Hariali/ A Nu/ Fe Fa Kar/ 321/15 recorded area of said property 1232 sq. mts.



2. The sanctioned and revised D. P. remarks dated 21st October 2020 bearing ref. No. Ch.E./DP3420210111286166 shows that there is NO reservation. DP Remark shows that the said property falls in the INDUSTRIAL ZONE. The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR- 118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR- 118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. Vide letter bearing Ref No. Dy. Ch. E/B.P./7793/E.S dated 17/12/2021 Municipal Corporation of Greater Mumbai has permitted change in user from Industrial Zone (I) to residential Zone subject to terms and conditions mentioned therein.
3. Title Certificate issued by Adv. R. C. Chhatbar dated 22/02/2021.



4. By an Indenture dated 21st December, 1956, duly registered on 04th February, 1958 with the Office of the Sub-Register of Assurances at Bombay under Serial No. 2574 of 1957 executed by and between (1) Mr. Ratansey Karsondas, (2) Mr. Pratapsingh Mathuradas, (3) Ms. Bai Pushpabai Pratapsingh and (4) Mr. Jaisinh Vithaldas (therein referred to as "the Vendors") of the One Part and (1) Dr. H.S. Mahal and (2) S. K. Mahal (therein referred to as "the Purchasers") of the Other Part, wherein the said Owners therein sold, transferred, conveyed, assigned and assured their entire share, right, title and/or interest in all that piece and parcel of land bearing Survey No. 96 A, Hissa No. 2 (part) and bearing admeasuring 2315.44 sq. yards situated at LB.S. Marg, opp. Cipla, Vikhroli (West), Mumbai-400083 in the Registration District and Sub-District of Mumbai Suburban together (herein referred to as "THE SAID LARGER LAND").



5. By a Deed of Partition dated 03rd April, 1969 duly registered with the Office of the Sub-Register of Assurances at Bombay under Serial No. 1370 of 1969 and executed by and between Dr. H.S. Mahal and K.S. Mahal, the said land was divided into separate Plots viz. Plot A admeasuring 1447.14 sq. yards equivalent to 1232 sq. mtrs. And B admeasuring 868.30 sq. yards equivalent to 725 sq. mtrs. It was agreed between the parties therein that, the said Plot A shall well and sufficiently belong to K. S. Mahal and the said Plot B shall well and sufficiently belong to Dr. H.S. Mahal (hereinafter the said Plot A is referred to as "THE SAID LAND") and the said land is more particularly described in the schedule hereunder written and delineated on the PLAN in RED Color annexed to said Deed.
6. Kartar Singh Mahal in the year 1969 after obtaining the required approvals from the Municipal Corporation caused to be constructed a structure, known as "Mahal House" of ground plus



three upper floors having the built up, area of around 12800 square feet and one garage admeasuring 250 Square feet;

7. The said Mahal House (alongwith one garage is collectively referred to as "THE SAID STRUCTURE") (hereinafter the said land and said structure are collectively referred to as "THE SAID PROPERTY") and the said structure "Mahal House" was given on rental basis to M/s. General Pharmaceutical Machinery Company a partnership firm wherein the two sons of the said Kartar Singh namely Jagjit Singh (the predecessor of the Owner No. 2) and Surjit Singh (the Owner No. 1 herein) were partners, and the said Kartar Singh Mahal permitted the said General Pharmaceutical Machinery Company to use the said structures for the purposes of running their Factory and Office purposes, and was recovering rent from the said General Pharmaceutical Machinery Company;
8. Mr. Kartar Singh Mahal expired on or about 11th May, 2004 at Mumbai leaving behind a Will dated



26th March, 2004 wherein he bequeathed the said land to his sons Jagjit Singh Mahal (the predecessor of Jaspal Kaur Mahal) and Mr. Surjit Singh Mahal each entitled to 50% share. The said will was probated and the certificate of Probate was issued by the Hon'ble Court on 30th December 2016.

9. The said Mr. Jagjit Singh Mahal expired on or about 16th September, 2007 at Mumbai, leaving behind a Will dated 28th November, 2006 the executors of the said Mr. Jagjit Singh Mahal approached the High Court of Judicature of Bombay, was pleased to grant the Certificate of Probate on 05th April, 2021, with respect to the estate of the deceased, Jagjit Singh Mahal, which included the said land. Pursuant thereof, and in terms of the said Will of late Jagjit Singh, his widow the said Smt. Jaspal Kaur Mahal, alone became entitled to the 50% undivided share, right, title and/or interest, of late Jagjit Singh in the said Property. Under these circumstances, Mr. Surjit



Singh Mahal and St. Jaspal Kaur Mahal have become the owners of the said property.

10. The complaint filed by the workers under Complaint No. 523 of 2010, before the Industrial Court for the recovery of payment was amicably settled and disposed off in National Lok Adalat under order dated 09-09-2017. Same is duly enclosed herewith
11. Development Agreement dated 22.07.2022 duly registered with the Sub-Registrar of Assurances at Bandra SRO under Sr. No. KRL 3 13267/2022 entered into by and between Mr. Surjit Singh Mahal and St. Jaspal Kaur Mahal. (therein referred to as the "Owner/Landlord") of the First Part and Shreeji Realtors. (therein referred to as the "Developer") of the Second Part.
12. Power of Attorney dated 22/07/2022 is executed in favour of Sidhant K. Shah and Kamlesh Shah partners of Shreeji Realtors registered at Bandra SRO under Sr. No. KRL 3 13270/2022.



13. Accordingly in my opinion, title of my client i.e. Shreeji Realtors, as the Developer with respect to the said Property is free from encumbrances, reasonable doubts and is marketable.

Date: _ August 2022

For L I M LEGIT



Dipesh U. Siroya

Proprietor

EXH.NO.:-
IN THE INDUSTRIAL COURT AT MUMBAI

BEFORE NATIONAL LOK ADALAT

RECOVERY APPLICATION(ULP)NO.13/2016

IN
COMPLAINT(ULP)NO.523/2010

Pending before Hon'ble Shri.S.A.Quazi, Member, Industrial Court, Mumbai.

Shramik Mahasangh
& others.

.... Applicant

Versus

M/s.General Pharmaceutical Machinery Co.,
Mahal House, LBS Marg,
Opp.Cipla, Vikroli(W),
Mumbai- 400 083
& 5 others.

..... Opponents

ORDER

The applicant and opponents have settled the matter, and therefore, nothing survives in this application. So, the parties have agreed to dispose of this matter in today's Lok-Nyayalaya as settled. Accordingly, the Recovery Application stands disposed of as settled.

Date :- 9.9.2017.

(D.M.Deshmukh)
Head of the Panel
And
Presiding Officer
Industrial Court, Mumbai.

(Shri.S.V.Alva)
Panel Member
&
Advocate

(Ajit Kininge)
Panel Member
&
Advocate



1169117
Assistant Registrar
Industrial Court, Maharashtra, Mumbai

R

EXH.NO.:-
IN THE INDUSTRIAL COURT AT MUMBAI

BEFORE NATIONAL LOK ADALAT

RECOVERY APPLICATION(ULP)NO.16/2017
IN
COMPLAINT(ULP)NO.523/2010

Y

Pending before Hon'ble Shri.S.A.Quazi, Member, Industrial Court, Mumbai.

Shramik Mahasangh
& others.

.... Applicant

Versus

M/s.General Pharmaceutical Machinery Co.,
Mahal House, LBS Marg,
Opp.Cipla, Vikhroli(W).
Mumbai- 400 083
& 5 others.

..... Opponents

ORDER

The applicant and opponents have settled the matter, and therefore, nothing survives in this application. So, the parties have agreed to dispose of this matter in today's Lok-Nyayalaya as settled. Accordingly, the Recovery Application stands disposed of as settled.

Date :- 9.9.2017.

(D.M.Deshmukh)
Head of the Panel
And
Presiding Officer
Industrial Court, Mumbai

(Shri.S.V.Alva)
Panel Member
&
Advocate

(Ajit Kininge)
Panel Member
&
Advocate



1170/17

Assistant Registrar

Industrial Court, Andheri, Mumbai

EXH.NO.:-
IN THE INDUSTRIAL COURT AT MUMBAI
BEFORE NATIONAL LOK ADALAT

RECOVERY APPLICATION(ULP)NO.16/2017
IN
COMPLAINT(ULP)NO.523/2010

Pending before Hon'ble Shri.S.A.Quazi, Member, Industrial Court, Mumbai.

Shramik Mahasangh
 & others.

.... Applicant

Versus

M/s.General Pharmaceutical Machinery Co.,
 Mahal House, LBS Marg,
 Opp.Cipla, Vikhroli(W),
 Mumbai- 400 083
 & 5 others.

..... Opponents

ORDER

The applicant and opponents have settled the matter, and therefore, nothing survives in this application. So, the parties have agreed to dispose of this matter in today's Lok-Nyayalaya as settled. Accordingly, the Recovery Application stands disposed of as settled.

Date :- 9.9.2017.

(D.M.Deshmukh)
 Head of the Panel
 And

Presiding Officer
 Industrial Court, Mumbai.



(Shri.S.V.Alva)
 Panel Member
 &
 Advocate

(Ajit Kininge)
 Panel Member
 &
 Advocate

R.B. Gaud
 12/09/2017
 20/09/2017
 16/09/2017
 16/09/2017
 11/70/17

Assistant Registrar

Industrial Court, Maharashtra, Mumbai

EXH.NO.:-
IN THE INDUSTRIAL COURT AT MUMBAI

BEFORE NATIONAL LOK ADALAT

RECOVERY APPLICATION(ULP)NO.13/2016

IN
COMPLAINT(ULP)NO.523/2010

Pending before Hon'ble Shri.S.A.Quazi, Member, Industrial Court, Mumbai.

Shramik Mahasangh
& others.

.... Applicant

Versus

M/s.General Pharmaceutical Machinery Co.,
Mahal House, LBS Marg,
Opp.Cipla, Vikhroli(W),
Mumbai- 400 083
& 5 others.

..... Opponents

ORDER

The applicant and opponents have settled the matter, and therefore, nothing survives in this application. So, the parties have agreed to dispose of this matter in today's Lok-Nyayalaya as settled. Accordingly, the Recovery Application stands disposed of as settled.



Date :- 9.9.2017.

(Shri.S.V.Alva)
Panel Member
&
Advocate

(D.M.Deshmukh)
Head of the Panel
And
Presiding Officer
Industrial Court, Mumbai.



(Ajit Kininge)
Panel Member
&
Advocate

KB.Gaid
12/09/2017
16/09/2017
16/09/2017
1169117 21

Assistant Registrar
Industrial Court, Maharashtra, Mumbai