

Divya Sanghvi
Advocate

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To

MahaRERA
Housefin Bhavan,
E-Block, BKC,
Bandra-E, Mumbai 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land or ground admeasuring 2912 sq. yards equivalent to 2435 sq. meters (as per Property Card 2089 sq. meters) or thereabouts with the building viz. "Shitalnath" standing thereon bearing H. No. 5 & 6 of Survey No. 131 and City Survey No. 559(10), Malad, Off Swami Vivekanand Road, in Borivali Taluka in Sub-Registration District Bandra - now Greater Mumbai which land is within the limits of Municipal Corporation of Greater Mumbai (hereinafter referred as the "said property")

I have investigated the title of the said property and the following documents

1) **Description of the property:**

ALL that piece and parcel of land or ground admeasuring 2912 sq. yards equivalent to 2435 sq. meters (as per Property Card 2089 sq. meters) or thereabouts with the building viz. "Shitalnath" standing thereon bearing H. No. 5 & 6 of Survey No. 131 and City Survey No. 559(10), Malad, Off Swami Vivekanand Road, in Borivali Taluka in Sub-Registration District Bandra - now Greater Mumbai which land is within the limits of Municipal Corporation of Greater Mumbai and bounded as under:

On or towards the East:	by Property of Manilal Hathibhai Patel
On or towards the West:	by H. No. 1 of S. R. 131/Chitrakoot Building;
On or towards the North:	by 90 feet wide Private access road;
On or towards the South:	by Italian Paolo Pelmirini/Bungalow

2) **The documents of allotment of plot:**

- a. Indenture dated 22nd May 1974 in favour Malad Shitalnath Co-operative Housing Society Limited and registered with the Office of the Sub-Registrar of Bombay under serial No. BOM/S/1852/74;

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- b. Development Agreement dated 04.04.2013 ["Development Agreement"] executed Malad Shitalnath Co-operative Housing Society Limited therein referred as the Society of the One Part and M/s. K. Talsania Construction therein referred as the Developers of the Other Part. The Development Agreement is duly registered in the Office of the Sub-Registrar of Assurances at Borivali-7 under Serial No.BRL-7/2942/2013;
- c. Power of Attorney dated 04.04.2013 ["Power of Attorney"] duly registered under Serial No.BRL-7/2943/2013 executed by the Society in favour Mr. Mukesh Shah and Mr. Jayur Shah a partners of M/s/ K. Talsania Construction;
- d. Supplementary Development Agreement dated 01.03.2021 ["Supplementary Development Agreement"] executed Malad Shitalnath Co-operative Housing Society Limited therein referred as the Society of the First Part, its Members therein referred as the Members of the Second Part and M/s. K. Talsania Construction therein referred as the Developers of the Third Part. The Supplementary Development Agreement is duly registered in the Office of the Sub-Registrar of Assurances at Borivali-9 under Serial No.BRL/9/2869/2021;
- e. Further Supplementary Development Agreement ["Further Supplementary Development Agreement"] dated 02.02.2022 executed Malad Shitalnath Co-operative Housing Society Limited therein referred as the Society of the First Part and M/s. K. Talsania Construction therein referred as the Developers of the Second Part. The Supplementary Development Agreement is duly registered in the Office of the Sub-Registrar of Assurances at Borivali-9 under Serial No.BRL/9/1828/2022;
- f. Intimation of Disapproval bearing reference no. P-4870 / 2020 / (559/10) / P / N- Ward / MALAD-W / IOD / 1 / New dated December 23, 2021
- g. No Objection Certificate for Height Clearance issued by Airports Authority of India dated 22-12-2021 bearing reference No. JUHU/WEST/B/112521/637530 in favor of Malad Shitalnath Co-operative Housing Society Limited in respect of the said property
- 3) Property card issued by City Survey dated 07/03/2019, mutation entry no: 561 dated 03/02/2011.

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4) Search report for 20 years from 2001 to 2021

2/- 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 M/s. K. Talsania Construction, a Partnership Firm registered under the provisions of the Indian Partnership Act, 1932 i.e. Promoter/Developer has clear and marketable title to carry out the redevelopment of the said property and without any encumbrances.

Owner of the land:

3/- Malad Shitalnath Co-operative Housing Society Limited situated H. No. 5 & 6 of Survey No. 131 and City Survey No. 559(10), Malad, Off Swami Vivekanand Road Malad (West), Mumbai 400 064 and bounded as under:

On or towards the East:	by Property of Manilal Hathibhai Patel
On or towards the West:	by H. No. 1 of S. R. 131/Chitrakoot Building;
On or towards the North:	by 90 feet wide Private access road;
On or towards the South:	by Italian Paolo Pelmirini/Bungalow

The report reflecting the flow of the title of the Promoter/Developer on the said land is enclosed herewith as annexure.

5) Qualifying comments/remarks if any: NA

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Advocate, High Court

Date: 28th February, 2022

Encl: Annexure.



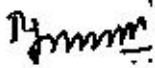
FORMAT - A

(Circular No.- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. P.R. Card as on date of application for registration
Property cards transferred in the name of Malad Shitalnath Co-operative Housing Society Limited on 07.03.1971 by City Survey Office
2. Mutation Entry No. 561 dated 03/02/2011
3. Search Report dated 12.04.2021 for 20 years upto from 2000 to 2021 taken from the Sub-Registrar' Office at Borivali S.R.O.
4. Any other relevant title:
NA
5. Litigations, if any:
NA

Date: 28th February, 2022



Divya Sanghvi
Advocate

