

FORMAT – A

(Circular No:- 28 / 2021)

To
MahaRERA**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to Plot No. 3, Survey No. 69, Hissa No. 5, C.T.S. No. 642, lying and being at Chandavarkar Road, Borivali Taluka, Mumbai (Suburban) District hereinafter referred as the said Plot"").

1. We have investigated the title of the said Plot belonging to Om Kamal Niketan Co-operative Housing Society Ltd. ("the **Owner**") on the request of M/s. Sidharth Enterprises ("the **Developer**") and have perused the following documents i.e. :-

- (i) A copy of the Deed of Conveyance dated 29th March 1979 registered with the Sub Registrar of Assurances, Mumbai under serial No.906 of 1979 executed by one Laxman Chapsi Thakkar (therein referred to as the "Vendor") in favour of Om Kamal Niketan Co-operative Housing Society Ltd.
- (ii) A copy of the Deed of Rectification dated 31st January 2001 executed by the aforesaid Laxman Chapsi Thakkar in favour of the said Society which is registered under serial No.BBJ/3998 of 2001 with the concerned Sub Registrar of Assurances, Mumbai;
- (iii) A copy of the Deed of Conveyance dated 28th November, 2013 executed by the said Laxman Chapsi Thakkar (therein referred to as the "**Vendor**") in favour of **Om Kamal Niketan Co-operative Housing Society Ltd.** which Deed of Conveyance is registered with the Sub-Registrar of Assurances, Borivali 3 under Serial No. BRL-3/6564 of 2013;
- (iv) Extracts of the Property Register Card issued by City Survey Department dated 20/01/2021 in respect of the captioned property;
- (v) A copy of the Development Agreement dated 15th February, 2013 executed by the said Society in favour of **M/s. Sidharth Enterprises**, which Development

Agreement is registered with the concerned Sub Registrar of Assurances, Bombay Suburban under No. BRL-3-1040-2013;

- (vi) A copy of the Supplemental Deed dated 29th November, 2013 executed by the said Society in favour of **M/s. Sidharth Enterprises**, which Supplemental Deed is registered with the concerned Sub Registrar of Assurances, Bombay Suburban under No. BRL-3-6656-2013;
- (vii) A copy of the Second Supplemental Deed dated 13th January 2021 executed by the said Society in favour of **M/s. Sidharth Enterprises**, which Second Supplemental Deed is registered with the concerned Sub Registrar of Assurances, Bombay Suburban under No. BRL-4-602-2021;

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, we are of the opinion that the title of the Owner is clear, marketable and without any encumbrances and in view of documents at Sr. Nos. (i), to (vii) the title of the Developer is also sufficient for the purpose of carrying out construction of a new building.

Owners of the Land

(a) Om Kamal Niketan Co-operative Housing Society Ltd.

Plot No. 3, Survey No. 69, Hissa No. 5, C.T.S. No. 642 lying and being at Chandavarkar Road, Borivali Taluka, Mumbai (Suburban) District.

Developer - M/s. Sidharth Enterprises

3. The report reflecting the flow of the title of the Owner on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 29th day of October 2021

Maniar Srivastava Associates

(Viraj Maniar)
Advocate
Partner

(Stamp)

MANIAR SRIVASTAVA ASSOCIATES
ADVOCATES
A/7, TAMARIND HOUSE, 1ST FLOOR,
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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) P.R. Card as on date of application for registration.
- 2) A copy of the Deed of Conveyance dated 29th March 1979 registered with the Sub Registrar of Assurances, Mumbai under serial No.906 of 1979 executed by one Laxman Chapsi Thakkar (therein referred to as the "Vendor") in favour of Om Kamal Niketan Co-operative Housing Society Ltd.
- 3) A copy of the Deed of Rectification dated 31st January 2001 executed by the aforesaid Laxman Chapsi Thakkar in favour of the said Society which is registered under serial No.BBJ/3998 of 2001 with the concerned Sub Registrar of Assurances, Mumbai;
- 4) A copy of the Deed of Conveyance dated 28th November, 2013 executed by the said Laxman Chapsi Thakkar (therein referred to as the "**Vendor**") in favour of **Om Kamal Niketan Co-operative Housing Society Ltd.** which Deed of Conveyance is registered with the Sub-Registrar of Assurances, Borivali 3 under Serial No. BRL-3/6564 of 2013;
- 5) A copy of the Development Agreement dated 15th February, 2013 executed by the said Society in favour of **M/s. Sidharth Enterprises**, which Development Agreement is registered with the concerned Sub Registrar of Assurances, Bombay Suburban under No. BRL-3-1040-2013;
- 6) A copy of the Supplemental Deed dated 29th November, 2013 executed by the said Society in favour of **M/s. Sidharth Enterprises**, which Supplemental Deed is registered with the concerned Sub Registrar of Assurances, Bombay Suburban under No. BRL-3-6656-2013;

-: 2 :-

7) A copy of the Second Supplemental Deed dated 13th January 2021 executed by the said Society in favour of **M/s. Sidharth Enterprises**, which Second Supplemental Deed is registered with the concerned Sub Registrar of Assurances, Bombay Suburban under No. BRL-4-602-2021.

8) Litigations if any.NIL.....

Date: 29th day of October 2021

Maniar Srivastava Associates

(Viraj Maniar)
Advocate
Partner

(Stamp)

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