



ASD Associates

ADVOCATES & SOLICITORS

S. D. Mishra

sdmishra03@gmail.com

Amit S. Mishra

amit.mishra1504@gmail.com

Main Office : 108, Vardhaman Chambers, 17 Cawasji Patei Street,
Fort, Mumbai - 400 001.

Branch Office : 701, 7th Floor, 765 Fly Edge, Opp. Mc Donald's, S.V. Road,
Borivali (West), Mumbai - 400 092. • Tel : 2808 9596 / 2808 9505

(Correspondence at Branch Office only)

Format – A

(Circular No:-28/2021)

TITLE REPORT

To,
**Maharashtra Real Estate
Authority (MahaRERA),**
Bandra West, Mumbai - 400051.

Sub: Title Report with respect to plot bearing C.T.S. No.81B, 81B / 1 to 17 admeasuring about 2450 sq. meters (as per Consent Decree dated 12.04.1984) or 2220.6 sq. meters as per P.R. Card, 2123 sq. meters (as per last approved plan) or 2172.19 sq. meters (as per plot survey) or thereabout situate at Mathuradas Road, Kandivali (West), Mumbai-400067 of Village Malad Taluka - Borivali, Mumbai Suburban District ("**the said Property**").

A. We have investigated the title of the said Property on the request and instructions of our clients M/s. Mahavir Land Developers having its office at B/210, Western Edge - II Premises CS, Kanakia Spaces, Off. Western Express Highway, Borivali (East), Mumbai-400066 on perusal of the following documents.

1. DESCRIPTION OF THE PROPERTY:

All that pieces and parcels of plot or ground bearing plot bearing C.T.S. No.81B, 81B / 1 to 17 admeasuring about 2450 sq. meters (as per Consent Decree dated 12.04.1984) or 2220.6 sq. meters as per P.R. Card, 2123 sq. meters (as per last approved plan) or 2172.19 sq. meters (as per plot survey) or thereabout together with the existing building known as 'Vishal Premises' standing thereon, comprised in Vishal Premises Cooperative Society Ltd. lying, being and situate at Mathuradas Road, Kandivali (West), Mumbai-400067 of Village Malad Taluka - Borivali, Mumbai Suburban District, within the registration District of Mumbai Suburban and bounded as follows: On or towards the East : 6 meter wide existing road; On or towards the West : CTS No 82 & 84D of Village Malad North; On or towards the North : 18.3 meter Mathuradas road; On or towards the South : CTS No 80 & 83 of Village Malad North (hereinafter referred to as "**the said Property**").

2. DOCUMENTS OF ALLOTMENT OF PLOT PERUSED:

For the purpose of this Report, our client M/s. M/s. Mahavir Land Developers have handed over to us the following documents (in original or photocopies as has been stated below) and we have perused the same and relied upon the contents therein being true and correct.

- (i) Photocopy of the Agreement for Sale dated 6th June, 1971 made between (i) Shri Doongersi Haridas Ghelani and (ii) Smt. Prabhavati Doongersi Ghelani (Vendors), and Shantikumar Daramshi and Smt. Shobhana Shantikumar Dharamshi (Purchasers);
- (ii) Photocopy of the Consent Decree dated 12.04.1984 [registered under serial No. BBJ/819 of 1994] along with the Photocopy of the Stamp duty, registration and penalty challan in that respect;
- (iii) Photocopy of the Development Agreement dated 06.12.2021 [registered under serial No. Serial No.BRL-7/9326 of 2021];
- (iv) Photocopy of Power of Attorney dated 06.12.2021 [registered under serial No. Serial No.BRL-6/9327 of 2021];
- (v) Photocopy of Search Reports dated 15.09.2021 and 02.02.2022 issued by Sandeep Ashok Shedge in respect of said Property.
- (vi) Public notices in the newspapers Free Press Journal and Navshakti both dated 20th March 2020;
- (vii) Photocopy of Property Register Card in respect of the said Property.

3. PROPERTY REGISTER CARD:

The Property Register Cards in respect of the said Property i.e. C.T.S. No.81B, 81B/ 1 to 17 in-aggregate admeasuring 2220.6 sq. meters records the name of the 'Vishal Premises Co-operative Society Limited' as the Owner/holder thereof.

4. SEARCHES and PUBLIC NOTICE :

We have been provided with a copies of two separate Search Reports dated 15.09.2021 and 02.02.2022 issued by Sandeep Ashok Shedge in respect of the online and manual searches relating to said Property conducted at the office of the Sub-Registrar of Assurances at Bombay & Bandra for the years 1984 until to 2022 (38 years) and Borivali and Goregoan for the year 2002 till 2022 (20 years).

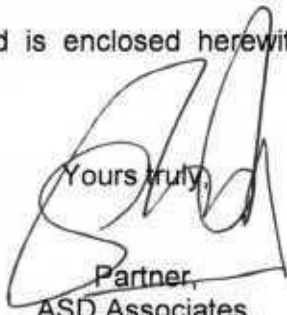
B. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, we are of the opinion that, subject to what is stated hereinabove and relying upon the list of documents perused as aforementioned, the title of Vishal Premises Co-operative Society Limited to the said Property as the owner thereof appears to be clear and marketable and M/s. Mahvair Land Developers are entitled to re-develop the said Property as per the terms of the said Development Agreement dated 06.12.2021 [registered under Serial No.BRL-7/9326 of 2021].



Owners of the said Property: Vishal Premises Co-operative Society Limited.

C. The Report reflecting the flow of title of the said is enclosed herewith as "Annexure "A".

Dated this 28th day of May, 2022.


Yours truly,
Partner,
ASD Associates,
Advocates & Solicitors



ASD Associates

ADVOCATES & SOLICITORS

S. D. Mishra

sdmishra03@gmail.com

Amit S. Mishra

amit.mishra1504@gmail.com

Main Office : 108, Vardhaman Chambers, 17 Cawasji Patei Street,
Fort, Mumbai - 400 001.

Branch Office : 701, 7th Floor, 765 Fly Edge, Opp. Mc Donald's, S.V. Road,
Borivali (West), Mumbai - 400 092. • Tel : 2808 9596 / 2808 9505

(Correspondence at Branch Office only)

Format – A

(Circular No:-28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

1. The Property Register Cards in respect of the said Property records the name of the 'Vishal Premises Co-operative Society Limited' as the Owner/holder thereof.
2. Seach Report for the years 1984 until to 2022 (38 years) has been taken at the concerned Sub-Registrar of Assurances.
3. Any other relevant title : Not Applicbale.
4. Litigations if any: Not applicable.

NOTE: This Title Report is issued only for the compliance of Maha-RERA. Detailed Title Reports in respect of the said Property viz., (i) Title Report dated 01.10.2021, (ii) Supplemental Title Report dated 02.02.2022 and (iii) Second Supplemental Title Report dated 26.03.2022 are issued to M/s. Mahavir Land Developers.

Dated this 28th day of May, 2022.

Yours truly,
Partner,
ASD Associates,
Advocates & Solicitors