

SHILPA GONDALIA

Advocate High Court

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Contact: (M) 98 92 11 27 72.

Add.: C-002, Kusumbhari Co-operative Housing Society Ltd., Dattapada Road Borivali (East) Mumbai 400 066.

FORMAT-A
(Circular No. 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 6, situated at Liberty Garden, Mamlatdarwadi Extension Road, Malad (West), Mumbai - 400 064 (hereinafter referred as the '**said plot**').

I have investigated the title of the said plot on request of JPV Realtors Pvt. Ltd. (the Developer) and following documents i.e.:

1) Description of the property -:

All that piece of land bearing plot no. 6 of Liberty Garden Housing Colony Scheme No. II, admeasuring 1692.5 sq. mtrs., as per PR Card and admeasuring 1482.7 sq. mts., as per physical survey, bearing CTS No. 756D of Village Malad (North), Taluka Malad, MSD.

2) The documents of allotment of plot.

3) ~~7/12 extract or~~ Property card issued by CTS Office dated 11/10/2012 ~~mutation entry no.....~~

4) Search report for 30 years from 1993 till 2022.

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of promoter is clear, marketable and without any encumbrances.

Owners of the land

1) Shri Jay Anand Co-operative Housing Society CTS/C.S. No. 756D

Qualifying comments/remarks if any

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

Encl.: Annexure.

Date: 10th December, 2022


Advocate
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C-002, Kusumbhari Co-Op. Hsg. Soc. Ltd.
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FLOW OF THE TITLE OF THE SAID PLOT

1. That **SHRI JAY ANAND CO-OPERATIVE HOUSING SOCIETY LTD.**, (the “**said Society**”) a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960; vide registration No. BOM/HSG/2850/71 on 25/03/1971, formed by the occupant/s of Shri Jay Anand building, consists of two wings being Wing ‘A’ having Ground plus four upper floors and Wing ‘B’ having Ground plus three upper floors altogether having 36 Flats comprising of 36 members/occupants, are absolutely seized and possessed of or otherwise well and sufficiently entitled to a plot bearing Plot No. 6 of Liberty Garden Housing Colony Scheme No. II, admeasuring 1692.5 sq.mtrs as per PR Card and admeasuring 1482.7 sq. mtrs. as per physical survey bearing CTS No. 756D of Village Malad (North), Taluka Malad, MSD, situated at Liberty Garden, Malad (West), Mumbai -400 064 (hereinafter referred to as “**the said Property**”).
2. Vide an Indenture of Conveyance dated 29th March, 1971 duly registered before the Sub-Registrar of Assurance, Mumbai on 8th June, 1971 under Sr. No. BOM/R-1350/1971, the original owner Mr. Badruddin Esmail Maladwala with the consent, confirmation and direction of Mrs. Rehana Imamuddin Shaukatali Nensey and Mr. Jagannath Mahashankar Dave sold, granted, assigned, released and conveyed the said property to the said Society on the terms and conditions more particularly recorded therein.
3. The name of the said Society is duly mutated on the Property Registry Card.
4. Since the Building/s of the said Society were old and in dilapidated conditions, the said Society alongwith its members had unanimously decided to re-develop the buildings of the said Society and appoint a Developer for the said purpose.

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5. The said Society has appointed a builder/Developer namely; JPV Realtors Pvt. Ltd., a Private Limited Company incorporated under The Indian Companies Act, 1956 and having its registered office at 7th Floor, Jet Prime, Suren Road, Near Western Express Highway, Andheri – Kurla Road, Andheri (East), Mumbai - 400 093 (the '**said Developer**') vide a Registered Development Agreement dated 20.06.2022 registered under No. BRL-9-10155-2022 for re-development of the said property on the terms and conditions more particularly recorded therein. The said Society has also executed a registered Power of Attorney dated 20.06.2022 in favor of the nominees of the said Developer registered with Sub Registrar of Assurances under Sr. No. BRL-9-10166-2022 for carrying out various works associated with the redevelopment of the said property.

Sr. No.

1) ~~7-12 extract~~ / P.R. Card of CTS No. 750D, as on date of application for registration stands in the name of Shri Jay Anand Co-operative Housing Society Ltd.

2) ~~Mutation Entry No-~~

3) Search report for 30 years from 1993 till 2022 Taken from Sub-Registrar' of Assurances at Bombay, Bandra, Borivali and Goregaon.

4) Any other relevant title. No

5) Litigations if any. No

Date: 10th December, 2022



Advocate.

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