

SATISH MISHRA & CO.

Advocates, High Court

Resi.: Room No. 3, S.P. Mishra House, Near Plada House,
Old Nagardas Road, Opp. Apollo Estate,
Mogra Pada, Andheri (E), Mumbai - 400 069.

(All correspondence at Resi. Address only)

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Jn. of Subway & Old Nagardas Road,
Andheri (E), Mumbai - 400 069.

Email : adv_su_mishra@yahoo.com

Mobile : 93226 58994 / 9323651498

To,
MahaRERA,
Housefin Bhavan,
Plot No. C-21,
Bandra Kurla Complex, Mumbai,
Maharashtra - 400 050.

LEGAL TITLE REPORT

Sub.: Title Clearance Certificate with regard to two pieces or parcels of land situate at Cama Road, Andheri (West), Mumbai - 400 058, in the Revenue Village Andheri, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai:-

Firstly: Bearing CTS Nos. 453, 453/1 to 453/8 of Village Andheri, admeasuring 831.1 sq. mtrs, or thereabouts (hereinafter called the "**first property**").

Secondly: Strip of land admeasuring 154.6 sq. mtrs., bearing CTS No. 255/B of Village Andheri (hereinafter called the "**second property**").

I have investigated the title of the first property and second property more particularly described firstly and secondly in the **Schedule** hereunder (hereinafter collectively called the "**said Property**") at the instructions of **M/s. Chandiwala Enterprises & Everest Developers**, a joint venture firm, carrying on business at 222/A, AL-Moonaz Arcade, 1st Floor, Opp. Post Office, S. V. Road, Andheri (West), Mumbai - 400 058 (the "**Developers**"), and the following documents:-



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(1) Description of the said Property is contained in the **Schedule** hereunder.

(2) The documents of allotment of the said Property as set out in the "Flow of Title" enclosed herewith.

(3) Property Register Cards issued by the Mumbai Suburban District dated 6th June, 2019.

(4) Search report for 30 years from 1994 till 2023.

1. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property and subject to what is set out in the Flow of Title enclosed herewith, I am of the opinion, that the title of M/s. Everest Developers **to the said Property** is clear, marketable and without any encumbrances.

The first property and the second property (being the said Property) adjoin each other and form a contiguous piece of land **admeasuring in the aggregate 985.7 sq. mtrs. or thereabouts.**

Owners of the said Property:

M/s. Everest Developers are the owners of the said Property.

Developers of the said Property:

The joint venture firm of M/s. Chandiwalla Enterprises & M/s. Everest Developers are the Developers of the said Property.



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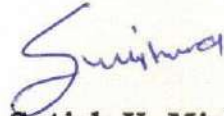
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Qualifying Comments/Remarks: As set out in Flow of Title.

2. The report reflecting the Flow of Title of the owners M/s. Everest Developers and the title of the joint venture firm of the Developers M/s. Chandiwalla Enterprises & M/s. Everest Developers in respect of the said Property is enclosed herewith.

Dated this **16th** day of **March' 2023**.



Mr. Satish U. Mishra

Advocate

SATISH U. MISHRA
ADVOCATE HIGH COURT
S. P. MISHRA CHAWL,
OLD NAGARDAS ROAD, MOGRAPADA,
ANDHERI (EAST), MUMBAI-400 069.



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THE SCHEDULE ABOVE REFERRED TO:

Firstly:- ALL THAT piece or parcel of land or ground, hereditaments and premises, situate, lying and being at Cama Road, Andheri (West), Mumbai - 400 058, bearing CTS Nos. 453, 453/1 to 453/8 of Village Andheri, Taluka Andheri, admeasuring 831.1 sq. mtrs, or thereabouts within the Registration Sub-District of Andheri, District Mumbai Suburban, within Greater Mumbai, and bounded as follows:-

On or towards the North : By land bearing CTS No. 454;
On or towards the South : By Cama Road;
On or towards the East : By land bearing CTS
Nos. 449, 451 & 452; and
On or towards the West : By land bearing CTS
No. 255/B.

Secondly:- ALL THAT the strip of land admeasuring 154.6 sq. mtrs., bearing CTS No. 255/B of Village Andheri, Taluka Andheri, lying on the Western side of the property described Firstly above and bounded as follows:-

On or towards the North : By land bearing CTS No. 255/A;
On or towards the South : By Cama Road;
On or towards the East : By land bearing CTS Nos. 453;
On or towards the West : By Road.

Dated this 16th day of March' 2023.

Mr. Satish U. Mishra

Advocate

SATISH U. MISHRA
ADVOCATE HIGH COURT
S. P. MISHRA CHAWL,
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FLOW OF TITLE OF THE SAID PROPERTY

1. The Property Register Cards pertaining to the said Property stand in the name of M/s. Everest Developers.
2. Name of the owners M/s. Everest Developers is entered in Property Register Cards pertaining to the first property vide Mutation Entry dated 1st April, 2019 (for the first property). Name of the owners M/s. Everest Developers is entered in Property Register Card pertaining to the second property vide Mutation Entry dated 01.04.2019 (for the second property).
3. Search Reports for 30 years from 1994 to 2023 taken from Sub-Registrar offices at Mumbai & Bandra.
4. **The title of the M/s. Everest Developers to the said Property is set out as follows:-**
 - (a) One M/s. Vikas Associates, a proprietary concern, through its Sole proprietor Mr. Madanlal Gupta, was the owner of the first property.
 - (b) The State Government had allotted the second property to the said M/s. Vikas Associates, on application made by it, vide Notification issued by the Revenue and Forest department under No. L.N./2688. No.1423/J-3 dated 7.5.1997, on the terms and conditions contained in the Letter of Allotment dated 13.06.1997 under No. 01/3B/C-0037 and Letter dated 6th November, 2004 under No.01/3B/C-0037, both addressed by the Collector, Mumbai Suburban District to the said M/s. Vikas Associates, for consideration therein mentioned.



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pursuant to which the full consideration was paid by the said M/s. Vikas Associates, to the concerned authorities and the possession of the second property was handed over to the said M/s. Vikas Associates as Occupant Class II whereby the said M/s. Vikas Associates had become entitled to the possession and ownership of the second property.

- (c) By a Deed of Conveyance dated 4th December, 2015, registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-1/10747 of 2015, made between the said M/s. Vikas Associates, a proprietary concern, through its Sole proprietor Mr. Madanlal Gupta of the One Part and the said M/s. Everest Developers, a sole proprietary concern, through its Sole proprietor Mr. Uttam Mulchand Amarnani of the Other Part, the said M/s. Vikas Associates sold, conveyed, transferred and assured the first property and the second property to the said M/s. Everest Developers, absolutely and forever.
- (d) By Order dated 25th January, 2019, the District Collector, Mumbai Suburban has transferred the second property from the name of the said M/s. Vikas Associates to the name of the said M/s. Everest Developers, on the terms and conditions therein contained.
- (e) The first property and the second property (being the said Property) adjoin each other and form a contiguous piece of land admeasuring in the aggregate 985.7 sq. mtrs. or thereabouts.



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5. Prior to the execution of the said Deed of Conveyance dated 4th December, 2015 in favour of the said M/s. Everest Developers, the following had taken place:

- (i) By an Agreement for Sale dated 9th February 1996, the said M/s. Vikas Associates had agreed to sell to the said M/s. Everest Developers, "on as is where is basis", the first property along with the benefit of the approved building plans, the right to utilize and consume the TDR as also the second property for which the application for allotment was then pending, at or for the consideration and on the terms and conditions therein contained; and
- (ii) The said M/s. Everest Developers and one M/s. Chandiwala Enterprises, agreed to mutually collaborate with each other for development of the said Property, as a Joint Venture in the joint Venture firm name of M/s. Chandiwala Enterprises & Everest Developers (being the Developers herein), and construct a new multi-storeyed building thereon by exploiting the maximum development potential as may be permissible under the rules for the time being in force in this behalf on the terms and conditions mutually agreed and recorded in a **Deed of Joint Venture dated 8th July 2014**, registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-9/5193 of 2014. Pursuant to the said **Deed of Joint Venture dated 8th July 2014**, the said M/s. Everest Developers brought the said Property into the Joint Venture firm of M/s. Chandiwala Enterprises &



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Everest Developers along with the benefit of right to develop the same with all permissions and sanctions granted by the MCGM and all other concerned authorities.

6. Plans for construction of the New Building on the said Property, consisting of basement, ground, stilt plus 12 upper floors with pit/stack mechanized car parking system, have been approved by the Municipal Corporation of Greater Mumbai ("**MCGM**") vide I.O.D. dated 28th October, 1991 under No. CE/3106/WS/AK which plans have been amended vide Letter of the MCGM dated 22.06.2018 under even number and by Letters of the MCGM dated 05.12.2019 and 04.11.2022 both under No. CE/3106/WS/AK/337/3/Amend. Commencement Certificate dated 01.11.2019 under No. CE/3106/WS/AK/FCC/2/Amend has been issued by the MCGM as revised from time to time for construction as per CC issued on 02.01.2020 for construction upto top of 8th floor as per approved plans dated 05.12.2019 and as per CC issued on 08.12.2022 for construction upto top of stilt as as per last approved plans dated 04.11.2022 for balance portion of stilt in 'A' Wing.
7. In view of the above, as per only my opinion and based on the aforesaid documents, I hereby certify that as per my opinion, the said Property has become an asset of the said joint Venture firm in the name of **M/s. Chandiwalla Enterprises & Everest Developers** and has become solely entitled to develop the said Property, and the right, title and interest of the said **M/s.**



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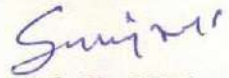
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Chandiwala Enterprises & Everest Developers to the said
Property is clear and marketable and free from all encumbrances,
and the said **M/s. Chandiwala Enterprises & Everest Developers**
are entitled to sell and dispose off the
Flats/Shops/Offices/Premises and car park Spaces in the New
Building.

Hence this certificate is issued on this **16th** day of **March' 2023**.


Mr. Satish U. Mishra

Advocate

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