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FORMAT A (Circular No: 28/ 2021)

To
Maha RERA
Housefin Bhavan
Plot No. C – 21
Bandra Kurla Complex
Bandra (East), Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that pieces and parcels of land bearing C.T.S Nos. 1207, 1207 /1, 1207 / 2 and 1207 /3, totally admeasuring about 358.3 square meters as recorded in the Property Register (PR) card ("**said Land**"), together with structure admeasuring 169.15 square meters, as per approved plan ("**said Structure**") situated at Mulund (West), Mumbai – 400 080. The said Land and the said Structure are hereinafter collectively referred to as the "**said Property**" and within the limits of "T" Ward of Mumbai Municipal Corporation Taluka – Kurla, District Mumbai Suburban and in the registration District and Sub-District of Mumbai City and Mumbai Suburban.

1. We have investigated the title of the Property based on the request of M/s. Fortune Reality Ventures ("**Firm**"), a partnership firm registered under the provisions of the Indian Partnership Act, 1932 (as may be amended from time to time) having its registered address at 704, Opal CHS, Nirmal Lifestyle Residency, L.B.S. Road, Mulund West, Mumbai 400 080 and for the same, perused copy of the following documents:

- Indenture of Sale dated registered on October 9, 1949
- Death Certificate of Shri. Jaywant Ganesh Naik.
- Certificate of Smt Leela Jaywant Naik.
- Property Register Card.
- Development Agreement executed in April 2019 and registered on June 11, 2019
- Registered Power of Attorney dated June 11, 2019
- Search Report dated March 19, 2019 by Mr. Rakesh Kubal (search clerk) procured from Sub-Registrar's Offices



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2. On perusal of the above-mentioned documents and all other documents pertaining to the title of the aforesaid Property, we are of the opinion that the title of the Firm viz., M/s. Fortune Reality Ventures to develop the Property viz., C.T.S. No. 1207, 1207 /1, 1207 / 2 and 1207 /3 of village Mulund West (owned by Smt. Geeta Uday Samant) in accordance with the terms of the relevant provisions of the Development Control and Promotion Regulations, 2034 and in accordance with the rules and regulations of sanctioning authority MCGM:

Owner of the Property

Smt. Geeta Uday Samant for C.T.S. No. 1207, 1207 /1, 1207 / 2 and 1207 /3 of village Mulund West;

3. The report reflecting the flow of title in respect of the Property is enclosed herewith as **Annexure "A"** hereto.

Dated this November 20, 2021

For Advocate's Scope of Group

Encl.: Annexure "A"





Annexure "A"

Flow of title in respect of the Property

Re: Title clearance report with respect to all that pieces and parcels of land bearing C.T.S Nos. 1207, 1207 /1, 1207 / 2 and 1207 /3, totally admeasuring about 358.3 square meters as recorded in the Property Register (PR) card ("**said Land**"), together with structure admeasuring 169.15 square meters, as per approved plan ("**said Structure**") situated at Mulund (West), Mumbai – 400 080. The said Land and the said Structure are hereinafter collectively referred to as the "**said Property**" and within the limits of "T" Ward of Mumbai Municipal Corporation Taluka – Kurla, District Mumbai Suburban and in the registration District and Sub-District of Mumbai City and Mumbai Suburban.

As per instructions from our clients M/s. Fortune Reality Ventures ("**Firm**"), we have conducted an investigation of title in respect of the Property being developed by the Firm under the slum rehabilitation scheme and based on the documents and information provided to us, we have to state as follows:

FLOW OF TITLE

- As per the property register card, the said Property of Village Mulund West bearing following CTS Nos. belongs to the following Owner:

C.T.S. Nos.	Area in Square meters	Owner's Name as per P.R. Card
1207, 1207 /1, 1207 / 2 and 1207 /3	358.3	Smt. Geeta Uday Samant

- Upon perusal of the papers, we note that one Smt. Vimalabai Vasantrao Mohile was the original owner and was well and sufficiently entitled and possessed to the said Land viz., all that pieces and parcels of land bearing Survey Nos. 1207, 1207 /1, 1207 / 2 and 1207 /3, totally admeasuring about 358.3 square meters as recorded in the Property Register (PR) card.



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- Subsequently, by an Indenture of Sale ("**said Indenture**"), registered on October 9, 1949 in the concerned office of Sub-Registrar of Assurances at Bombay (now Mumbai) executed by and between the aforesaid Smt. Vimalabai Vasantrao Mohile ('the Seller' therein) and Shri. Jaywant Ganesh Naik ('the Purchaser' therein); wherein the said Smt. Vimalabai Vasantrao Mohile sold and transferred all her right title and interest in the said Land to Shri. Jaywant Ganesh Naik, for the consideration and on the terms and conditions contained therein.
- By virtue of the said Indenture, the aforesaid Shri. Jaywant Ganesh Naik became the absolute owner of the said Land. Further, the said Structure was constructed on the said Land as per the approved plans. Resultantly, aforesaid Shri. Jaywant Ganesh Naik became the absolute owner of the said Property.
- The aforesaid Shri Jaywant Ganesh Naik died Intestate on October 9, 1982 leaving behind him (i) Smt Leela Jaywant Naik (wife) and Smt. Geeta Uday Samant (married daughter) as his only legal heirs and next of kin according to the provisions of the Hindu Succession Act, 1956 as may be amended from time to time, by which he was governed at the time of his death. Resultantly, the aforesaid (i) Smt Leela Jaywant Naik and Smt. Geeta Uday Samant became the co-owners of the said Property.
- Further, the aforesaid Smt Leela Jaywant Naik died Intestate on August 3, 1993 leaving behind her Smt. Geeta Uday Samant (married daughter) as her only legal heir and next of kin according to the provisions of the Hindu Succession Act, 1956 as may be amended from time to time, by which she was governed at the time of his death.
- It is informed by the Partner of the said Firm to us that till date the said Structure is not occupied by any of the Tenants / Occupants creating any adverse rights on the said Structure. Further, the Smt. Geeta Uday Samant being the owner is also not staying or occupying the said Structure standing on the said Land. As on date, the said Property is vacant.
- In view of the above, as on date Smt. Geeta Uday Samant (being the only daughter of the deceased persons) is the absolute owner of the said Property.
- By virtue of Development Agreement executed in the month of April, 2019 and registered on 11th June, 2019 in the concerned office of Sub-Registrar of Assurances bearing Sr. No. KRL-5-7897-2019 ("**said Development Agreement**") between Smt. Geeta Uday Samant ('the Owner' therein) and the Firm herein ('the Developer' therein) wherein the aforesaid Owner granted development rights in respect of the said Property to and in favour of the Firm herein, on the terms and conditions contained therein.



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- Simultaneously, by virtue of Power of Attorney dated 11th June, 2019 registered in the concerned office of Sub-Registrar of Assurances bearing Sr. No. KRL-5-7899-2019 wherein the aforesaid Owner Smt. Geeta Uday Samant granted power and appointed the Firm herein to do all acts, things and matter in relation to the development of the said Property.

TITLE

Subject to what is stated hereinabove, we are of the opinion that the title of the Firm viz., M/s. Fortune Reality Ventures to develop the Property viz., **C.T.S** Nos. 1207, 1207 /1, 1207 / 2 and 1207 /3, totally admeasuring about 358.3 square meters as recorded in the Property Register (PR) card (owned by Smt. Geeta Uday Samant) of Village Mulund West in accordance with the relevant provisions of the Development Control and Promotion Regulations, 2034 and and in accordance with the rules and regulations of sanctioning authority MCGM.

Our Legal Title Report is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Legal Title Report.

Dated this November 20, 2021

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