



Sunil S. Vichare
M.A., L.L.B
ADVOCATE HIGH COURT

Date: 13.01.2022

FORMAT-A

Circular No. 28/2021

To,

Maha RERA

6th & 7th Floor, Housefin Bhavan, Plot No.
C - 21, E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051
Tel. No. 022 68111600

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect to Land & Building Survey No. 113 Part, C.T.S. No. 355, Part area admeasuring 536.35 as per lease deed dated 12/06/2020, registered on 16/06/2020, and area admeasuring 1058.29 square meters (as per Plot demarcation) of the Tagore Nagar SHREE DHANLAXMI Co. operative Housing Society Ltd., Building No.38, Situated at Tagore Nagar, Vikhroli (East) Mumbai -400 083, of revenue Village - Hariyali, Taluka- Kurla Mumbai Suburban District. (hereinafter referred to as the said Plot)

I have investigated the tile of the said Plot on the request of **M/s. V.P. REALTY**, a Partnership Firm, registered under the Indian Partnership Act, 1932, through its Partners **MR. PRAVIN PANCHABHAI PATEL, MRS. VAISHALI P. PATEL, MR. JIGAR B. DAMA, MR. TULSIDAS D. DAMA**, having office at Plot situated at Bldg No. 38, Tagore Nagar, Vikhroli (e), Mumbai-400 083, and following documents.

- 1) Description of the Property,

VICHARE & ASSOCIATES

Office No. 1, Shefers Apt. Opp. J.K.Tower, Station Road, Vikhroli (East), Mumbai - 400 083.
Mob.: 93242 04592 • E-mail - advocate.sunilvichare@gmail.com

- 2) Demarcation Report,
- 3) The documents of allotment of Plot (Sale deed/Lease deed)
- 4) Development Agreement dated 28th May 2021,
- 5) Search Report for 31 years from Form 1998 till 2021,

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that the title of Tagore Nagar SHREE DHANLAXMI CHS.LTD., Building No. 38, situated at Tagore Nagar, Vikhroli (E), Mumbai -400 083, Village – Hariyali, Taluka- Krula, MSD is clear, Marketable and without any encumbrances.

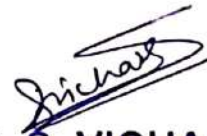
OWNERS OF THE LAND

(1.) C.T.S. No. 355 (pt)/Survey No. 113

Qualifying Comments/ remarks if any- Based on the documents and subject to whatever is stated above, I am of the opinion that right, title and interest in the said property i.e. Land & Building Survey No. 113 Part, C.T.S. No. 355, area admeasuring 536.35 as per lease deed dated 12/06/2020, and area admeasuring 1058.29 square meters (as per demarcation) of the Tagore Nagar SHREE DHANLAXMI Co. operative Housing Society Ltd., Building No.38, Situated at Tagore Nagar, Vikhroli (East) Mumbai -400 083, of revenue Village – Hariyali, Taluka- Kurla Mumbai Suburban District, is clear, and free from all encumbrances and reasonable doubts.

(2.) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl : Annexure


SUNIL S. VICHARE
Advocate High Court
38/1225, Tagore Nagar,
Vikhroli (E), Mumbai - 400 083.
Roll No. MAH/2090/2003



FORMAT – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) PR Card as on date of application for registration.
- 2) Demarcation Report,
- 3) The documents of allotment of Plot (Sale deed/Lease deed)
- 4) Development Agreement dated 28th May 2021,
- 5) Mutation Entry No.: -
- 6) Search report from 1991 to 2021 (31 years)
- 7) Litigations if any : - No

Date: 13.01.2022


Advocate

SUNIL S. VICHARE
Advocate High Court
38/1225, Tagore Nagar,
Vikhroli (E), Mumbai - 400 083.
Roll No. MAH/2090/2003

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C - 21, E - Block, Bandra Kurla Complex,
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Tel. No. 022 68111600

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From 1991 to 2021 (31 years) at Mumbai sub Registrar Assurances

FROM 1991 TO 2021 (31 YEARS)

1991 }

to } NIL

2021}

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2020

KURLA -II
4041
2020

12/06/2020

16/06/2020

Lease Deed

Recompense Rs. 0/-

Market Value Rs. 254000/-

1) Jivan Galande (COMB)

On behalf of Mumbai Housing & Area

Development Board, Mumbai.

'The Lessor'

To

- 1) Sunildutta Bhikaji Patankar, The
Chairman
- 2) Prakash Dinkar Salaskar, The
Secretary,
- 3) Dattaram Vasant Malpekar, The
Member on behalf of Tagore Nagar
Shree Dhanlaxmi Co-operative
Housing Society Ltd.

'The Lessee'

The Schedule

All these Land & Building baring Survey
No. 113 Part, C.T.S. No. 355 Part, area
admeasuring 536.35 Sq.mtrs , Building
No. 38, Situated at Tagore Nagar, Vikhroli
(e), Mumbai -400 083, of Revenue Village
- Hariyali, Taluka - Kurla.

2020

KURLA -II

4015
2020

12/06/2020

16/06/2020

Sale Deed

Recompense Rs. 0/-
Market Value Rs. 1/-

1) Jivan Galande (COMB)

On behalf of Mumbai Housing & Area

Development Board, Mumbai.

'The Seller'

To

- 1) Charushila B. Sawant, The Chairman
- 2) Sachin G. Bhosle, The Secretary,
- 3) Lalit Narendra Badheka, The Member
on behalf of Kannamwar Nagar
Mathoshri Co-operative Housing
Society Ltd.

'The Buyer'

The Schedule

All these Land & Building baring Survey
No. 113 Part, C.T.S. No. 356 Part, area
admeasuring 536.35 Sq.mtrs Building no.
38, Situated at Tagore Nagar, Vikhroli (e),
Mumbai -400 083, of Revenue Village -
Hariyali, Taluka - Kurla.

2021

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KURLA -II

8785
2021

Development Agreement

Recompense Rs. Rs. 11018000/-
Market Value Rs. 145683000/-

- 1) Sunildutta Bhikaji Patankar, The
Chairman
- 2) Prakash Dinkar Salaskar, The
Secretary,
- 3) Dattaram Vasant Malpekar, The
Treasurer
- 4) Sunil Ramanlal Shah
- 5) Jitendra Jagannath Bidkar
- 6) Rekha Prakash Salaskar
- 7) Latika P. Surendran
- 8) Dattaram Vasant Malpekar
- 9) Vilas Vasant Malpekar
- 10) Suyog Dilip Ambre
- 11) Peter Durairaj Albert
- 12) Vedika Raghunath Ambre
- 13) Harsel J. James, POA holder on
bahlf of Jyoce S. James
- 14) Suresh Bhoja Shetty
- 15) Jashodaben Bhagwandas Panchal
- 16) Purshpa Dhanji Rathod
- 17) Prakash Dinkar Salaskar
- 18) Kishor Laxman Parab
- 19) Manjushri Madhukar Rane
- 20) Kamlakar Mahadeo Devrukhkar
- 21) Vasanti Shankar Vichare
- 22) Shekhar Narayan Nakhwa
- 23) Dinesh Narayan Nakhwa
- 24) Jitendra Jagannath Bidkar
- 25) Mahendra Manilal Panchal
- 26) Ramesh Sakharam Naik

- 27) Akshata Ashish Pednekar, P.O.A.
holder on behalf of Ashish Laxman
Pednekar
- 28) Samuel Edwin Jhonson Soanes
- 29) Varsha Dinesh Nakhwa
- 30) Manisha Mahadeo Aathavle
- 31) Surbhi Sunildutta Patankar
- 32) Sunil Ramanlal Shah
- 33) Deepak Vishwanath Gawde, P.O.A.
holder on behalf of Sulochana
Vishwanath Gawde,
- 34) Sanjeev Narayan Bodhe, Guardian
of minor Samarth Sanjeev Bodhe.
- 35) Sunildutta Bhikaji Patankar
- 36) Sanjeev Narayan Bodhe
- 37) Prabhudas Kasturchand Panchal Sr.
No. 4 to 37 members on behalf of
Tagore Nagar Shree Dhanlaxmi Co-
operative Housing Society Ltd.

'The SOCIETY'

To

- 1) Pravin Panchabhai Patel
- 2) Jigar Babulal Dama
Partners of M/s. V.P. Realty.

'The Developers'

The Schedule

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38, Situated at Tagore Nagar, Vikhroli (e),

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Mumbai -400 083, of Revenue Village -
Hariyali, Taluka - Kurla.

Note : Search at the office of Sub- Registrar Assurances Mumbai Index II register of 1991 to 2017 some pages are torn and records are not maintained properly.

Search at the office of Sub- Registrar Assurances Bandra Index II register of 1991 to 2018 some pages are torn and records are not maintained properly.

LITIGATION

No Court record found whereby they are prohibited and restrained from developing the said property i.e. Tagore Nagar SHREE DHANLAXMI Co. operative Housing Society Ltd., Building No.38, and or parting with possession, charging or dealing in any manner with the said Property.

OWNERS OF THE LAND

(1.) C.T.S. No. 355 (pt)/Survey No. 113

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