

FORMAT -A
(Circular No. 28 / 2021)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to CTS No. 497 situated at Village Gundavli, Taluka-Andheri, District Mumbai Suburban (hereinafter referred as "the said Plot").

We have investigated the title of the said Plot on the request of M/s. New India Construction Co. and perused the following documents i.e. :-

- 1) Description of the Plot:-
Land bearing C.T.S. No. 497, admeasuring 1,255.10 Square Meters or thereabouts of Village Gundavli, Taluka-Andheri, Mumbai Suburban District, situated at Old Police Lane, Andheri (East), Mumbai 400 069.
- 2) The documents of allotment of Plot:
 - (i) Copy of the Deed of Conveyance dated 2nd January, 1964, registered under No. BND/10/1964, between Nazreth Manuel Fernandes (Vendor), Ravindra Huna Dhake (Confirming Party) and Sultan Ismail Semy (Purchaser).
 - (ii) Copy of the Deed of Conveyance dated 10nd January, 1969, registered under No. BOM/R/189/1969, between Sultan Ismail Semy, Akbar Ismail Semy, Smt. Baid Dhanjibhai Chhaganlal and Smt. Naseem Esmail Meherchand (Vendors), Bellampalli Seetharam Shetty and Tuljo Ghumanmal Sirnani (First Confirming Parties), Khush Mohammed Gouri (Second Confirming Party), Sureshchandra Yadhavrao Janve, Ramchandra Gajanan Joshi and Gordhandas Mayaram Bhatia (Third Confirming Parties) and Jeevandham Co-operative Housing Society Limited (Purchaser).
 - (iii) Copy of the Indenture of Mortgage dated 10nd January, 1969, registered under No. BOM/R/190/1969, between Jeevandham Co-operative Housing Society Limited (Mortgagor) and Life Insurance Corporation of India (Mortgagee).
 - (iv) Copy of the Receipt dated 17th May, 1971, registered under No. BOM/R/2192 of 1971, issued by Jeevandham Co-operative Housing Society Limited.
 - (v) Copy of the Deed of Re-conveyance dated 9th August, 2007, registered under No. BDR-9/7879/2007, between Life Insurance Corporation of India (Mortgagee) and Jeevandham Co-operative Housing Society Limited (Mortgagor).
 - (vi) Development Agreement dated 26th October, 2020, registered under No. BDR-

18/9165/2020, between Jeevandham Co-operative Housing Society Limited (Society), M/s. New India Construction Co. (Developer) and Abhaykumar Moreshwar Patankar & others (Existing Flat Owners).

- 3) Digitally signed Property Card issued by City Survey Officer, Vile Parle, dated 20th April, 2021.
- 4) Search report for 69 years from 1950 till 2019.
- 5) Search report for 15 months from January 2020 to March, 2021.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot we are of the opinion that the title of the following owner/promoter is clear, marketable and without any encumbrances.

Owners of the Plot

Jeevandham Co-operative Housing Society Limited.

Promoter of the Plot

M/s. New India Construction Co.

Qualifying comments/remarks if any:

- (a) We have caused to issue Public Notices in local Newspapers viz. Free Press Journal in English language and Navshakti in Marathi language on 13th February, 2020. We have not received any claim or objection in response to the said Public Notices issued in the News Papers.
- (b) We have relied on the aforesaid Search Reports, after assuming the same to be true, accurate and not misleading. The search conducted at the office of the Sub-Registrar at Mumbai and Bandra are subject to the availability of records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being torn and mutilated. We also disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being not being uploaded or improperly uploaded on the official Website of the Department of Registration & Stamps, Government of Maharashtra <https://esearchigr.maharashtra.gov.in>.
- (c) Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Plot.
- (d) We are not qualified to and have not independently verified the area of the said Plot and have referred to and retained the admeasurements as we have found them in various documents.
- (e) We express no view about zoning/user/reservations/FSI or developability of the said Plot.
- (f) For the purpose of this Legal Title Report, we have assumed:
 - (i) The legal capacity of all natural persons, genuineness of all

signatures, authenticity of all documents submitted to us as photocopies;

- (ii) That the photocopies provided to us are accurate photocopies of the originals;
- (iii) That all documents have been adequately stamped and duly registered, as required in law;
- (iv) The accuracy and completeness of the factual representations made in the documents;
- (v) Each document binds the parties intended to be bound thereby.
- (vi) All information, including the photocopies of documents, supplied to us is complete, accurate and not misleading;

The Report reflecting the flow of the title of the developer/promoter on the said land is enclosed herewith as Annexure.

Encl: Annexure.

Date: 26.04.2021

For Mehta & Co.
Advocates & Solicitors


Proprietor



MEHTA & CO.
ADVOCATES AND SOLICITORS

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FLOW OF THE TITLE OF THE SAID LAND

1. By an Indenture of Conveyance dated 2nd January, 1964, registered with the Sub-Registrar of Assurances at Bandra, Mumbai, under Serial No. BND/10/1964, made between Nazreth Manuel Fernandes (Vendor), Ravindra Huna Dhake (Confirming Party) and Sultan Ismail Semy (Purchaser), Nazreth Manuel Fernandes, with the consent and confirmation of the Confirming Party named therein, sold, transferred and conveyed unto and in favour of Sultan Ismail Semy, the said land bearing C.T.S. No. 497, admeasuring 1,255.10 Square Meters or thereabouts of Village Gundavli, Taluka-Andheri, MSD.
2. It was recorded in the Indenture of Conveyance dated 10nd January, 1969 which is referred to hereinafter, that the consideration money paid to Nazreth Manuel Fernandes under the aforesaid Indenture of Conveyance dated 2nd January, 1964, was paid out of the moneys jointly belonging to Sultan Ismail Semy, Akbar Ismail Semy, Smt. Baid Dhanjibhai Chhaganlal and Smt. Naseem d/o. Esmail Meherchand, but for the sake of convenience and expediency the said Conveyance dated 2nd January, 1964 was taken in the sole name of Sultan Ismail Semy, and in the circumstances Sultan Ismail Semy held the said Land jointly for himself and for Akbar Ismail Semy, Smt. Baid Dhanjibhai Chhaganlal and Smt. Naseem d/o. Esmail Meherchand, as tenants in common in equal moiety.
3. By an Indenture of Conveyance dated 10nd January, 1969, registered with the Sub-Registrar of Assurances at Mumbai, under Serial No. BOM/R/189/1969, made between Sultan Ismail Semy, Akbar Ismail Semy, Smt. Baid Dhanjibhai Chhaganlal and Smt. Naseem d/o. Esmail Meherchand (Vendors), Bellampalli Seetharam Shetty and Tuljo Ghumanmal Simani (First Confirming Parties), Khush Mohammed Gouri (Second Confirming Party), Sureshchandra Yadhavrao Janve, Ramchandra Gajanan Joshi and Gordhandas Mayaram Bhatia (Third Confirming Parties) and Jeevandham Co-operative Housing Society Limited (Purchaser), Vendors named therein, with the consent and confirmation of the Confirming Parties named therein, sold, transferred and conveyed the said Land unto and in favour of Jeevandham Co-operative Housing Society Limited.
4. By an Indenture of Mortgage dated 10nd January, 1969, registered with the Sub-Registrar of Assurances at Mumbai, under Serial No. BOM/R/190/1969, made between Jeevandham Co-operative Housing Society Limited (Mortgagor) and the Life Insurance Corporation of India (Mortgagee), Jeevandham Co-operative Housing Society Limited mortgaged the said Land with the Life Insurance Corporation of India, in consideration of Rs.3,66,024/- agreed to be lent and advanced by the Life Insurance Corporation of India to Jeevandham Co-operative Housing Society Limited.

5. By a Receipt dated 17th May, 1971, registered with the Sub-Registrar of Assurances at Mumbai, under Serial No. BOM/R/2192 of 1971, Jeevandham Co-operative Housing Society Limited acknowledged the receipt of the total sum of Rs.3,65,544/- from the Life Insurance Corporation of India, under the said Indenture of Mortgage dated 10th January, 1969.
6. By a Deed of Re-conveyance dated 9th August, 2007, registered with the Sub-Registrar of Assurances at Andheri-3, Mumbai, under Serial No. BDR-9/7879/2007, the Life Insurance Corporation of India released the mortgage on the said Land and the building and structures standing thereon and re-conveyed the same to Jeevandham Co-operative Housing Society Limited.
7. By a Development Agreement dated 26th October, 2020, registered with the Sub-Registrar of Assurances at Vile Parle, Mumbai, under Serial No. BDR-18/9165/2020, Jeevandham Co-operative Housing Society Limited and its 24 existing members have granted the exclusive rights of redevelopment of the said Plot unto and in favour of M/s. New India Construction Co. (Developer).

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Search report for 69 years from 1950 till 2019, taken from Sub-Registrar office at Mumbai and Bandra, including on the official Website of the Department of Registration & Stamps, Government of Maharashtra, <https://esearchigr.maharashtra.gov.in>.
- 3) Search report for 15 months from January 2020 to March, 2021, taken on the official Website of the Department of Registration & Stamps, Government of Maharashtra, <https://esearchigr.maharashtra.gov.in>
- 4) Any other relevant title. Nil
- 5) Litigations if any: Nil

Date: 26.04.2021

For Mehta & Co.
Advocates & Solicitors


Proprietor