

AMOL V. SAWANT

Advocate, High Court, Mumbai

Off.: 1407, Sai Indu Tower, L.B.S. Marg, Bhandup (W), Mumbai 400 078. Cont.: 9819817848 email: advocateamolsawant@gmail.com

Date: 15/11/2022

To
MahaRERA
6th & 7th Floor,
Housefin Bhavan,
Plot No: C - 21, E - Block,
Bandra Kurla Complex,
Bandra (E), Mumbai -400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land bearing S. No. 53 Hissa No. 1(pt) corresponding to CTS. No. 411(A), admeasuring 363.94 sq. meters and CTS. No. 411(B), admeasuring 18.96 sq. meters total admeasuring 382.90 sq. meters lying being and situate at Village: Mulund East, Taluka: Kurla and Dist. &. Registration District Mumbai Suburban within the local limits of Municipal Corporation of Greater Mumbai hereinafter referred to as the said property).

Respected Sir/Madam,

I have investigated the title of the said plot on the request of the owner cum developer M/S. DIVINE ENTERPRISES, a partnership firm, registered under the Indian Partnership Act 1932 having its office at 501/502, A Wing, D S Galaxy, Devidayal Road, Mulund West, Mumbai 400 080 and perused the following documents i.e :-

1. Description of the property:

Land bearing S. No. 53 Hissa No. 1(pt) corresponding to CTS. No. 411(A), admeasuring 363.94 sq. meters and CTS. No. 411(B), admeasuring 18.96 sq. meters total admeasuring 382.90 sq. meters lying being and situate at Village: Mulund East, Taluka: Kurla and Dist. &. Registration District Mumbai Suburban within the local limits of Municipal Corporation of Greater Mumbai and bounded as follows i.e. to say:-

On or towards East:- C.T.S NO. 167.

On or towards West:- C.T.S NO. 410.

On or towards North:- Existing Village Road/Proposed 18.30 meters D.P Road.

On or towards South:- C.T.S NO. 410.

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2. Conveyance Deed dated 17/08/1966;
3. Conveyance Deed dated 24/06/2014;
4. Certified copy of Property cards bearing CTS Nos. 411(A) & 411(B) of Village: Mulund East, Tal. Kurla, Dist. & Reg. Dist.: Mumbai Suburban.;
5. Public Notice dated 06/11/2020;
6. Search for the period of 30 years commencing from 1992 to 2022 from the office of Sub-Registrar at Mumbai.

2/- 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 M/s. Divine Enterprises is clear, marketable and without any encumbrances.

Owners of the Said Plot: M/S. DIVINE ENTERPRISES, a partnership firm, registered under the Indian Partnership Act 1932 having its office 3, Mangesh Industrial Estate, S. Samuel Marg, Off Mulund Goregoan Link Road, Bhandup West, Mumbai 400 078 bearing CTS No. 411(A), admeasuring 363.94 sq. meters & CTS No. 411(B), admeasuring 18.96 sq. meters Village: Mulund East, Taluka: Kurla and Dist. & Registration District Mumbai Suburban within the local limits of Municipal Corporation of Greater Mumbai.

3/- The report reflecting the flow of the title of M/s. Divine Enterprises on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 15/11/2022

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ADVOCATE, HIGH COURT, MUMBAI

Amol Vilas Sawant

Advocate High Court, Mumbai

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1. Conveyance Deed dated 17/08/1966;
2. Conveyance Deed dated 24/06/2014;
3. Certified copy of Property cards bearing CTS Nos. 411(A) & 411(B) of Village: Mulund East, Tal. Kurla, Dist. & Reg. Dist.: Mumbai Suburban.;
4. Public Notice dated 06/11/2020;
5. Search for the period of 30 years commencing from 1992 to 2022 from the office of Sub-Registrar at Mumbai
 - a. On perusal of the First Conveyance deed dated 17/08/1966 it is seen that originally Mr. Waman Pandurang Patil, Mr. Bhalchandra Pandurang Patil, Mr. Laxman Pandurang Patil and Mr. Madhukar Pandurang Patil purchased the aforementioned property as the Purchasers therein from Mr. Pandurang Gharu Vaity and two others as the Vendors and was registered in the office of sub-registrar bearing No. BND/1868 of 1966.
 - b. On perusal of the Second Conveyance deed dated 24/06/2014 it is seen that the Owners herein M/s. Divine Enterprises purchased the aforementioned property from Mr. Waman Pandurang Patil, Mr. Bhalchandra Pandurang Patil, Mr. Laxman Pandurang Patil, Mrs. Surekha Madhukar Patil and Mr. Venkatesh Madhukar Patil as the Vendors therein and was registered in the office of sub-registrar bearing No. KRL2-5999-2014. Since Mr. Madhukar Pandurang Patil one of the purchasers under the said First Deed expired leaving behind two heirs viz. Mrs. Surekha Madhukar Patil and Mr. Venkatesh Madhukar Patil post recording their names as heirs of Mr. Madhukar Pandurang Patil on the revenue records this conveyance was registered.
 - c. On perusal of the Property Cards, it appears that after coming into effect City Survey Scheme the office of City Survey of Mulund has allotted corresponding CTS. Nos. 411 admeasuring 418.7 sq. meters as the larger property which includes the



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aforementioned property. It further appears that thereafter pursuant to the order issued by the Collector District Mumbai Suburban dated 05/11/2014 the area of C. T. S. No. 411 admeasuring 418.7 sq. meters has been sub-divided and there independent property cards have been made bearing CTS Nos. 411(A), admeasuring 363.94 sq. meters, 411(B) admeasuring 18.96 sq. meters and 411(C) admeasuring 35.80 sq. meters total area of 418.7 sq. meters and cancelled the Property Register Card of CTS. No. 411.

- d. Commencement Certificate bearing No. T/PVT/0123/20220420/AP dated 13/10/2022.
- e. I have issued Public Notice in the Daily Newspapers viz. Nav Shakti and Free Press Journal published on 06/11/2022 thereby inviting the objections and/or claims if any from the public at large in the said property and during the statutory period of notice or thereafter till date I have not received any claim or objection of any nature whatsoever from any corner of the society/public.
- f. I have taken search in the office of the Sub Registrar Mumbai for the period of 30 years commencing from 1992 till dated through the search clerk and as per his report no entry adverse to the interest of the Owner/Developer has been noticed by him in the record available in the offices of the Sub Registrar at Mumbai.

In the premises I am of the opinion that M/s. Divine Enterprises being the Owner has clear & marketable title to the said property free from all encumbrances and doubts of any nature whatsoever.

I hereby further certify that M/s. Divine Enterprises being Owner/Developer are entitled to develop the aforementioned property by constructing sale buildings thereon and sell the premises therein to the prospective purchasers on an ownership basis under the provisions of the Real Estate (Regulation and Development) Act, 2016.

Date: 15/11/2022

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