

VINOD MISTRY & CO.
ADVOCATES, SOLICITORS & NOTARY



VINOD B. MISTRY
ADVOCATE, SOLICITOR & NOTARY

SONAL R. AWASTHI
DEEPAK V. SHUKLA
ADVOCATES, HIGH COURT

RAJA BAHADUR MANSION, 2ND FLOOR,
20, AMBALAL DOSHI MARG, (HAMAM STREET),
FORT, MUMBAI - 400 023.
☎ : 2267 6736 / 2267 6654
FAX : 2267 6824
E-mail : mistryvinod@hotmail.com

A-1464/2014

REPORT ON TITLE

Sub: Plot bearing New City Survey Nos. H/ 535 admeasuring 35.10 sq. mtrs., CTS No. H/ 536 admeasuring 187.3 sq. mtrs., and CTS No. H/ 537 admeasuring 976.6 sq. mtrs. and in all aggregating to 1199 sq. mtrs. or thereabouts of H Ward (Santacruz – Danda) TPS III Taluka Bandra District Mumbai Suburban District and Sub-District of Mumbai and N. A. No. 188, 2nd Hasnabad Lane, Santacruz (West), Mumbai – 400 054. The Santacruz Summer Queen Co-operative Housing Society Ltd., (Registration No. BOM/ HSG/ 1060 of 1965.

AND

Development Agreement dated 31st December 2013 between The Santacruz Summer Queen Co-operative Housing Society Ltd.,

AND

M/s. Ashirwad Build Home Pvt. Ltd.,

1. The Santacruz Summer Queen Co-operative Housing Society Ltd., is a Society duly registered under Maharashtra Co-operative Societies Act, 1960 and bearing Registration No. BOM/ HSG/ 1060 of 1965 and having address at N. A. No. 188, 2nd Hasnabad Lane, Santacruz (West), Mumbai – 400 054.
2. Shanti Bhagwandas and Vishnu Girdharilal (called “**the said Owners**”) owned and possessed all that plot of land bearing New City Survey Nos. H/ 535 admeasuring 35.10 sq. mtrs., CTS No. H/ 536 admeasuring 187.3 sq. mtrs., and CTS No. H/ 537 admeasuring 976.6 sq. mtrs. and in all aggregating to 1199 sq. mtrs. or thereabouts of H Ward (Santacruz – Danda) TPS III Taluka Bandra District Mumbai Suburban District and

Sub-District of Mumbai and N. A. No. 188, 2nd
Hasnabad Lane, Santacruz (West), Mumbai – 400 054.

3. The said Owners were also the Co-Partners of M/s. New Era Builders and had commenced the construction of the building with 3 Wings consisting of Ground + 3 Upper Floors on the said property as per the Plans duly sanctioned by the Municipal Corporation of Greater Mumbai ("**MCGM**") as well as under the Urban Land (Ceiling and Regulation) Act, 1976 and completed the construction of the building known as "Summer Queen".
4. The said New Era Builders after acquiring the said rights from the said Owners started construction of a new building known as Summer Queen consisting of Ground + 2 Upper Floors with 3 Wings (one building with 13 Flats, 10 Shops and 2 Godowns) on the said property.
5. The said M/s. New Era Builders sold the Flats/ Shops/ Godowns to the various Purchasers by diverse Agreement as per the Provisions under the Maharashtra Ownership Flats Act, 1963 and put the tenement holders in possession of the respective Flats, Shops and Garages.
6. The Purchasers of the Flats/ Shops/ Garages formed the said Society under the Provisions of the Maharashtra Co-operative Societies Act, 1960 bearing No. BOM/ HSG/ 1060 of 1965 dated 21st October 1965.
7. Since, the said Owners and the said M/s. New Era Builders failed to convey the plot of land and the structure standing thereon in favour of the Society, the Society under Section 5-A of the Maharashtra Ownership Flats Act, 1963 applied for a deemed Conveyance and accordingly, the Competent Authority appointed as per the Provisions under the said Maharashtra Ownership Flats Act, 1963 executed a deemed/ unilateral Conveyance dated 31st December 2012 in favour of the Society and which Deed of Conveyance is duly registered with the Sub-Registrar at Andheri No. 3, MSD (Bandra) under Serial No. BDR 9/ 5261/ 2013 dated 3rd July 2013.
8. The Extract of P. R. Card bears the name of the Society as the Owners of the said property (Xerox Copy of the said 3 P. R. Cards attached hereto and marked as **Annexure "A", "B" and "C"**).

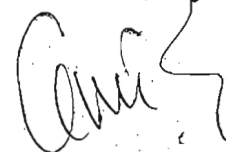
9. Thus, the title to the said property of the Society is clear and marketable.
10. This Report is not meant to be used under the provisions of Maharashtra Ownership Flats Act, 1963.
11. The said Society under an Agreement of Development dated 31st December 2012 has appointed M/s. Ashirwad Build Home Pvt. Ltd., as a Developer for the purpose of reconstructing the existing building as per terms and conditions set out therein and Redevelopment Agreement is duly registered with the Sub-Registrar at Andheri No. 1, MSD (Bandra) under Serial No. BDR 1/ 12952/ 2013. The said Society has also executed registered Power of Attorney under Serial No. BDR 1/ 12953/2013 dated 31st December 2013 and as such the said M/s. Ashirwad Build Home Pvt. Ltd., are entitled to carry out the work of reconstruction and/ or redevelopment as per the terms and conditions laid down therein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground together with the building consisting of 13 flats, 10 shops and 2 stores situate at and between first and second Hasnabad Lane, Santacruz in the Registration Sub-District of Bandra containing by admeasurment 1434 1/3 square yards equivalent to 1200 Sq. Meters or thereabouts and registered in the Books of the Collector of land Revenue under Non-agricultural No.188 formed out of Survey Nos.58-59 of Danda and Notified Area Committee's House No.5 and now bearing New Survey nos. H/535, H/536 and H/537 and bounded as follows: that is to say on or towards the East by First Hasnabad Lane, on or towards the West by Second Hasnabad Lane, on or towards the North by property bearing Non-agricultural no. 139 and on or towards the South by property bearing- Non-agricultural no.187.

Dated this 27th day of January, 2014

For Vinod Mistry & Co.,



Advocates & Solicitor
High Court, Mumbai.