

Shabbir S. Kapadia

Advocate & Solicitor

G-5, Wing "B", Mukut, 20-B, S. V. Road,
Next to Bandra Talao, Bandra (West), Mumbai - 400050.
Email : shabbirkapadia@yahoo.com
kapadia.shabbir@gmail.com

68830362

Format "A"
(Circular No.: -28/2021)

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect of Property bearing Cadestral Survey No. 1874 of Shivaji Park Scheme, Mahim and bearing Plot No. 165 admeasuring 493.31 square meters lying being and situate at Pandurang Naik Mark, Shivaji Park, District Mumbai Suburban (hereinafter referred to as "the said Property").

I have investigated the title of the above property on the request of the Developers PRATHAMESH PROJECTS LLP, and have perused the following documents:-

1. The description of the property
2. The Development Agreement dated 18th day of December, 2018 executed by Dr. Mohan Keshav Joshi (the Owner) in favour of Prathamesh Projects LLP and registered with the Sub-Registrar of Assurances at Mumbai 5 under No. 11320/2018 on 18-12-2018.
3. Property Card issued by the Collector's office
4. Search Report for the years from 1993 to 2023.

On perusal of the above documents and all other relevant documents and Search Notes of Mr. Eknath S. Gaokar for the above period, I am of the opinion that the title of the Owner Dr. Mohan Keshav Joshi to the said property is clear, marketable and without any encumbrances and that by virtue of the said Development Agreement my clients PRATHAMESH PROJECTS LLP are entitled to develop the said property.

Owner of the Land:

DR. MOHAN KESHAV JOSHI

C.S. No. 1874 of Shivaji Park Scheme.

The Report reflecting the flow of the title of the Owner on the said land is as per the Search Notes of Mr. Eknath S. Gaokar enclosed herewith as Annexure 1 and the public notices published in the Times of India and Navshakti Newspapers in their issues dated 28/2/2023 enclosed herewith as Annexure 2. I certify that no claims have been received on publication of the said Notices.

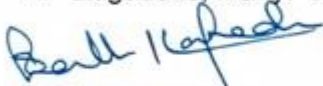
I further certify that no claims have been found registered for the period from 1993 upto 2022.

Date: 30th day of March, 2023.


Advocate & Solicitor

Flow of the Title of the said land.

1. Property Card (Attached as Annexure "3")
2. Search Reports from 1993 to 2022 of Mr. Eknath S. Gaokar.
3. Any other related title : Nil
4. Litigations, if any: Nil


Advocate & Solicitor



CHALLAN
MTR Form Number-6

Annexure 11



GRN	MH016359421202223E	BARCODE			Date	06/03/2023-13:58:19		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID / TAN (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR					Full Name		EKNATH S GAOKAR		
Location MUMBAI					Flat/Block No.				
Year 2022-2023 One Time					Premises/Building				
Account Head Details				Amount In Rs.					
0030072201 SEARCH FEE				775.00	Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					MAHIM DIVISION CADASTRAL SURVEY NO 1874 PERIOD 1993 TO				
					2023 LAST 31 YEARS				
					Amount In				
					Seven Hundred Seventy Five Rupees Only				
Total				775.00	Words				
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	03006172023030500621 425892374		
Cheque/DD No.					Bank Date	RBI Date	06/03/2023-14:00:40 Not Verified with RBI		
Name of Bank					Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
हाचल फॉर "दिए गए कारण" लिये मान्य है। अन्य कारणों के लिए मान्य नहीं है।

Mobile No. : 9820083087

Certified True Copy
Barth Kapadia
Shabbir S. Kapadia
Advocate & Solicitor
G-5, Mukut, B Wing, 20-B, S. V. Road,
Next to Bandra Talao, Bandra (W), Mumbai - 400 050.

EKNATH S. GAOKAR (SEARCH CLERK)18/B/2, Raja Bahadur Mansion, 2nd Floor, 2 Homi Modi Cross Street, Off Fort Chamber, Roshni Xerox, Mumbai-400023Mob. Nos. 9820083087
9969259726Email – gaokar786.1830@rediffmail.com
Pan No. AIPPG8914Q

Date : 06-03-2023

To,

Mr. Shabbir S. Kapadia.
Advocate & Solicitors.
5-G, Mukut, B Wing,
20-B, S.V. Road, Bandra (West),
Mumbai – 400 050.

Re: Investigation of title of property being All that piece or parcel of leasehold land admeasuring 493.31 Sq. Metres or thereabouts bearing Plot No. 165 and bearing Cadastral Survey No. 1874 of Shivaji Park Scheme, Mahim together with the building standing thereon and known as “Kapil Tirth” (since demolished) lying being and situate at Pandurang Naik Marg, Shivaji Park, Mahim, Mumbai – 400 016 in the Registration District and Sub-District of Mumbai Suburban.

Sir,

Under your instructions, I have caused search to be taken in respect of abovementioned property in the office of the Sub Registrar of Assurances at Old Custom House, Mumbai from 1993 to 2023 (Last 30 Years) and from online E-search from the year 1993 To, 2023 (Last 30 years).

During the course of search I have found the following documents are found registered / indexed therein.

From the year 1993 To, 2023 (Last 30 Years) at S.R.O. Mumbai

1993 – At SRO Custody

1994}

To, } – Torn

2004}

2005 – Partly Torn

2006}

To, } – Torn

2012}

2013}

To, } – Partly Torn

2019}

2020 – Nil
2021 – Nil
2022 – Nil

2023 –

(Search taken upto dated 07-02-2023)

From the year 1993 To, 2023 (Last 30 Years) as per Online Search (E-search)

1993}
To, } – Nil
2017}

<u>Mumbai-5</u>	<u>2018</u>	<u>Development Agreement</u>	<u>18-12-2018</u>
<u>11320</u>		Rs. 8,51,00,000/-	<u>18-12-2018</u>
<u>2018</u>		<u>M.V. Rs. 19,77,07,000/-</u>	

Dr. Mohan Keshav Joshi.

To,

Prathamesh Projects L.L.P.
[Partners – 1) Amrendra S. Phatak.]
[2) Kinjal R. Pithadia.]
[3) Ravi N. Koyale.]
[4) Bipin P. Pasalkar.]
[5) Shriya V. Date.]

Schedule : - Property being land admg. 493.31 Sq. Metres, Plot No. 165, Cadastral Survey No. 1874 of Shivaji Park Scheme, Mahim together with the building known as “Kapil Tirth”, situate at Pandurang Naik Mark, Shivaji Park, Mahim, Mumbai-400 016 of Mahim Division.

<u>Mumbai-4</u>	<u>2019</u>	<u>Affidavit</u>	<u>19-09-2019</u>
<u>10504</u>			<u>19-09-2019</u>
<u>2019</u>			

Prathamesh Projects L.L.P.
[Partner – Amrendra S. Phatak.]

To,

Nil

Schedule : - Property (Land) bearing Cadastral Survey No. 1874 of Mahim Division.

2020 – Nil
2021 – Nil

Mumbai-3
17105
2022

2022
Affidavit

22-09-2022
22-09-2022

Prathamesh Projects L.L.P.
[Partners – 1) Amrendra S. Phatak.]
[2) Ravi N. Koyale.]

To,

Nil

Schedule : - Property (Land) bearing Cadastral Survey No. 1874 of
Mahim Division.

Mumbai-5
17350
2022

2022
Affidavit

22-12-2022
22-12-2022

Prathamesh Projects L.L.P.
[Partner – Amrendra S. Phatak.]

To,

Nil

Schedule : - Property (Land) bearing Cadastral Survey No. 1874 of
Mahim Division.

2023 – Nil

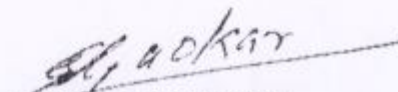
E. S. Gaokar
E. S. GAOKAR
Search clerk,

Adv. Shabbir S. Kapadia.

Re: Investigation of title of property being All that piece or parcel of leasehold land admeasuring 493.31 Sq. Metres or thereabouts bearing Plot No. 165 and bearing Cadastral Survey No. 1874 of Shivaji Parki Scheme, Mahim together with the building standing thereon and known as "Kapil Tirth" (since demolished) lying being and situate at Pandurang Naik Marg, Shivaji Park, Mahim, Mumbai - 400 016 in the Registration District and Sub-District of Mumbai Suburban.

Search Notes:-

Taken in the office of the Sub Registrar of Assurances at Old Custom House, Mumbai from 1993 to 2023 (Last 30 Years) and from online E-search from the year 1993 To, 2023 (Last 30 years).


E. S. GAOKAR
Search clerk

NOTICE is hereby given that under instructions of my clients PRATHAMESH PROJECTS LLP I am required to investigate the right, title and interest of DR. NEHA KESHAV JOSHI to the property more particularly described hereunder. All persons having any claim against or in respect of the said properties or any part thereof by way of sale, exchange, agreement, right, interest, share, mortgage, lease, license, tenancy, charge, gift, trust, bequest, inheritance, maintenance, possession, ten or otherwise whatsoever are hereby requested to give notice thereof in writing, along with documentary evidence, to the undersigned within 14 days from the date hereof at G-5, Ground Floor, Mount-B-Wing, 20-3, S.V. Road, Bandra (West), Mumbai 400 050, failing which the claim or claims, if any, of such person or persons will be considered to have been waived and/or abandoned.

All that piece or parcel of land, situate and adjoining 493.31 square meters or thereabouts bearing Plot No. 185 and bearing Cadastral Survey No. 1674 of Shivaji Park Scheme, Mahim together with the building standing thereon and known as KAPIL THIRU (since demolished) lying being and situate at Pandurang Naik Marg, Shivaji Park, Mahim, Mumbai 400016 in the Registration District and Sub-District of Mumbai: Suburban and bounded as follows:
On or towards North East by: Pandurang Naik Marg;
On or towards South East by: Plot No. 183A,
C.S. No. 1/1872;
On or towards South West by: Plot No. 164, C.S. No. 1873;
On or towards North West by: Plot No. 167, C.S. No. 1876.

Dated this
28th day of February 2023
Shubir S. Kapadia
Advocate & Solicitor

नाम : शशि । मुंबई, मंगळवार, २८ फेब्रुवारी २०२३

[illegible][illegible]

१. अक्षय कुमार फिल्म तथा दिनेश : पंडुरंग नाईक मार्ग
 २. अक्षय कुमार फिल्म तथा दिनेश : प्लाट क्र. १६४५,
 सी. १०६, क्र. १/१८०६ इले
 ३. अक्षय कुमार फिल्म तथा दिनेश : प्लाट क्र.
 १६४, सी. १०६, क्र. १/१८०६ इले
 ४. अक्षय कुमार फिल्म तथा दिनेश : प्लाट क्र. १६४,
 सी. १०६, क्र. १/१८०६ इले

* दिनांक १६ सितम्बर २०२३

जयश्री लाल, काशी हिन्दू
जयश्री लाल, काशी हिन्दू

Certified True Copy
Baril K. S.
Shabbir S. Kapadia
Advocate & Solicitor
G-5, Mukut, B Wing, 20-B, S. V. Road,
Next to Bandra Talao, Bandra (W), Mumbai - 400 050.

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Town	6. Area in Sq. Meters	7. Locations Survey No.	8. Collectors Map No. (Collector's Sheet Roll No.)
641	PLAT NO. 165 OF SURVIVAL PA DE SCHEER WADEN	10- 0000 005. 0077(4), 0077(5), 01- 0000 275. 276, 279	1074	HOFFLAND	50.74035 (504.68) 50.74035 497.31	PORTION OF 1544	-MUC- 77-0411-

2. Grant Org. due to Govt.	10. Name of Person to Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Availability of Title
Nil -	(A)-3-THE MUNICIPAL CORPORATION OF THE CITY OF BOMBAY - LESSEE -	(B)-(DEED NO.4260) LEASE DT.29.4.1942 FROM 'X' IN COL.10 AND OTHERS FOR 999 YEARS FROM 12.7.1938)	Nil -
	(D)-4-(GESHU BALRAJSHNA JOSHI) - [LESSEE] -	(F)-(DEED NO.1425) SURRENDER OF LEASE DT.10.2.1953 FROM 'N' IN COL.10 TO 'X' IN COL.10)	
	(C)-4-(SRI. SHAMTARABAI GESHU JOSHI) - [LESSEE] -	(H)-(DEED NO.1635) LEASE IN PURSIVITY DT.10.2.1953 FROM 'X' IN COL.10 TO 'N' IN COL.10 COMMENCING FROM 19.2.1953	
	(D)-5-SRI. NARAYAN GESHU JOSHI - LESSEE -	(J)-LETTER OF ADMINISTRATION DATED 7.5.1906 GRANTED BY HIGH COURT OF BOMBAY IN PETITION NO.149 OF 1979 TO 'N' IN COL.10 WHEREBY SHE IS THE SOLE LESSEE OF THIS PROPERTY REF:ES/2/5-A LB-11/7-8/MAIN/TR.NO.10/95-94	
		(K)-(DEED NO.4417/2004) DEED OF GIFT DATED 27-2-2004 WHERE DT 'N' IN COL.10 HAVE GIFTED HER RIGHT,TITLE,INTEREST IN FAVOUR OF 'C' IN COL.10(PROPERTY VALUE OF RS.35,04,000/-)	
		NOTE N.B.NO.10/2003	

14. Leave from Public Body or Employer	15. Grounds Real due to Public Body or Employer	16. Superintendent's Initial
PLEASE AT 28.8.1942 FOR 999 YEARS FROM 12.7.1938 UNTIL 12.7.1939 [RE.....] [I AM] [FROM 12.7.39 TO 12.2.1942 AS.....] [I AM] [FROM 14.2.1942 TO 9-7-1942 AS.....] [I AM] [DURING THE REMAINDER OF THE YEAR AS.....] ..	[1. -] [FAMILY] [924. -] [FAMILY] [956. -] [FAMILY] [354. -] [FAMILY] ..	(B) - SM/-4.4.33, SM/-4.6.33 SUPPT. .. SM/-4.4.33, SM/-4.6.33 SUPPT. .. (C) - SM/-2.8.32, SM/-2.8.33 SUPPT. .. (B) - SM/-28-2-2042, SM/-3.3.51/-5.3-2042 ASST. SUPPT. ..
PLEASE IN PERSECUTION AT 10.2.1953 & COMMENCING FROM 10.2.1953 & ANNUAL MENT OF RE.....	[1. -] ..	..

17. Exhibit

Name of Applicant: SANGHVI SINGH
 Date of Application: 17/09/2019
 Fee received: Rs. 40000.00
 Reference of Issue: 7104/07/2019
 Date of Issue: 25 SEP 2019

(Octagonal 1" Brackets shows entry deleted)

This Extract of C. S. Register issued under the search application only.

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