

Office:

Shop No.43, 1st Floor, Hi ! Life Mall
Near Railway Station, P. M. Road,
Santaacruz (W), Mumbai - 400 054
Mobile No. 9820485960, 9820085960
Email ID : jagdishjayale@gmail.com

Jagdish Narayanrao Jayale

B. Com. LL. B.
ADVOCATE HIGH COURT

Res: Flat No.1003, 10th Floor, Romell Umiya Grandeur, Vishveshwar Nagar Road, Near Udipi Vihar Hotel, Goregaon (E), Mumbai 400 063

By Regd. Post AD / UPC

Date: 25/12/2020

REPORT ON TITLE

RE: Plot of Land with Structure at Village Malad (South)
Taluka Borivali MSD, C.T.S. Nos. 614, 614/1 to 15, adm.
1819.1 Sq. Mtrs. or thereabout Smt. Kantaben P. Somaiya &
Anr. to M/s. United Housing Corporation (Mr. V. G.
Prabhu)

This is to certify that, on the basis of papers produced before me and searches to be taken in the office of the Sub-Registrar at Mumbai from 1985 to 2020 Sub-Registrar at Bandra.

1. (1) Smt. Kantaben Padmanabh Somaiya and (2) Hasmukh Padmanabh Somaiya, (hereinafter called the 'Original Owners') owned and possessed the above mentioned Plot of Land, which is more particularly described in the Schedule hereunder written along with one Bharat Padmanabh Somaiya.
2. The said Bharat Padmanabh Somaiya was bachelor and died intestate at Mumbai on or about 09/08/1996.
3. The said Smt. Kantaben Padmanabh Somaiya applied to the Hon'ble High Court at Mumbai and obtained Letters of Administration concerning the properties and credits of the said Bharat Padmanabh Somaiya in T & I J Petition No.816/1996 and obtained on 25/02/1997.
4. There existed several structures, buildings, flats/ garages/ shops etc. on the said Property.

5. By an under a Deed of Conveyance dated 22/03/2005 made between the said (1) Smt. Kantaben Padmanabh Somaiya and (2) Hasmukh Padmanabh Somaiya, therein called the 'Vendors' of the One Part and Mr. V. G. Prabhu being the Sole Proprietor of M/s. United Housing Corporation and having place of business at Tilak Road, Santacruz (W), Mumbai 400 054 and therein called the 'Purchasers' of the Other Part, the said Mr. V. G. Prabhu being the Sole Proprietor of M/s. United Housing Corporation acquired and purchased the said property on 'as is where is basis' for the consideration and on the terms and conditions which are more particularly set out in the said Deed of Conveyance dated 22/03/2005. The said Deed of Conveyance is duly registered with the Sub-Registrar at Borivali-I, MSD (Bandra) under Sr. No.BDR-II/2615 of 2015.

6. The P.R. Card bears the name of Mr. V. G. Prabhu being the Sole Proprietor of M/s. United Housing Corporation as the owner of the said property.

7. On the basis of record made available by the parties, Vinod Mistry & Co. Advocates, Solicitors and Notary have issued Report on Title having Ref. No. A-1629/2005 dated 06/10/2005 in respect of the above Property to Mr. V.G. Prabhu Proprietor United Housing Corporation.

8. I have gone through the records and notice that, on 16/02/2007 Mr. V. G. Prabhu, Proprietor of United Housing Corporation have entered into a Joint Venture Agreement with M/s. Dharmadev Infrastructure Ltd. for the redevelopment of the said Property. The Joint Venture Agreement was not registered and therefore on 28/06/2013 again Mr. V. G. Prabhu, Proprietor of United Housing Corporation have entered into Joint Venture Agreement with M/s. Dharmadev Infrastructure Ltd., duly registered before the Sub-Registrar at Sr. No. BRL-9-3730-2013 dated 28/06/2013 for redevelopment of the said Property.

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9. By Deed of Cancellation dated 14.10.2020 entered into Mr. V. G. Prabhu, Proprietor United Housing Corporation and M/s. Dharmadev Infrastructure Ltd., registered with the office of Sub-registrar at Serial No. BDR4-7565-2020 dated 14.10.2020, the Joint Venture Agreement dated 28.06.2013 registered with office of Sub-Registrar at Sr. No. BRL-9-3730-2013 dated 28/06/2013 is cancelled and therefore Mr. V. G. Prabhu, Proprietor United Housing Corporation become the absolute owner of the said Plot of Land.

10. I have gone through the Search Report produced by Mr. Sameer M. Sawant (Property Title Investigator) in the Office of the Sub-registrar and Notice that M/s. United Housing Corporation through its Proprietor Mr. V. G. Prabhu has entered into an Agreement with various Tenants for providing alternative accommodation in the newly constructed Building in place of existing Building on the said Plot of Land. However by entering into an Agreement for providing alternative accommodation in the newly constructed Building and by entering into Leave and License Agreement with the Tenant. The title of Mr. V.G. Prabhu Proprietor United Housing Corporation will not affect in any manner as the ownership of the said Plot of Land vest with Mr. V.G. Prabhu Proprietor United Housing Corporation.

11. I have Published Public Notice in the leading News Paper Free Press Journal on December 5, 2020 and in the leading Marathi Newspaper Navshakti dated December 5, 2020 and I have invited claims from Public in general. Till the expiry of 14 days period, I have not received any claim from any person, persons, authority in any manner till date and therefore I have issued no Claim Certificate on 24.12.2020 to Mr. V.G. Prabhu Proprietor United Housing Corporation in respect of the Public Notice.

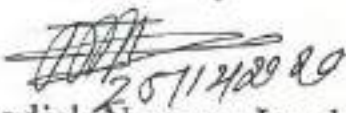
12. In view of what is stated in the Search Report the title to the said property of the said Mr. V. G. Prabhu being the Sole Proprietor of M/s. United Housing Corporation is clear and marketable. On perusal of the present Property Card Extract and City Survey Map the boundaries of the Schedule Property as mentioned below.

SCHEDULE OF THE PROPERTY

ALL That piece or parcel of land and ground together with structures lying being and situated at Village Malad (South) Taluka Borivali, Mumbai Suburban District bearing C.T.S. Nos. 614, 614/1 to 15 and in all containing by adm. 2175.6 Sq. Yrds. equivalent to 1819.1 Sq. Mtrs. or thereabouts and bounded as follows :-

- On the East : By Property bearing CTS No.607
- On the West : By S. V. Road
- On the North : By Property bearing CTS No.604 and 606
- On the South : By the Property bearing CTS No.615

Yours truly,


25/11/2020

Jagdish Narayan Jayale
Advocate High Court

Jagdish Narayanrao Jayale

B. COM. L.L.B

ADVOCATE HIGH COURT

Shop No.43, 1st Floor,

Hill Life Mall P. H. Road, Near Fly Station

Santacruz (W) Mumbai-400 054.

Email: jagdishjayale@gmail.com

Mob No: 9829485900

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By Regd. Post AD / UPC

Date: 25/12/2020

REPORT ON TITLE

RE: Plot of Land with Structure at Village Malad (South)
Taluka Borivali MSD, C.T.S. Nos. 606, 606/1 to 606/20
and 607, adm. 1683.1 Sq. Mtrs. or thereabout Vinod Rai
Ratilal Somaiya & 4 Others to M/s. United Housing
Corporation (Mr. V. G. Prabhu)

This is to certify that, on the basis of papers produced
before me and the searches to be taken in the office of the Sub-
Registrar at Mumbai from 1985 to 2020 for the last 36 years
Sub-Registrar at Bandra.

1. Ratilal Dahyalal (hereinafter called the 'deceased')
owned and possession the above-mentioned plot of land,
which is more particularly described in the Schedule
hereunder written.

2. The said deceased died after making his Last Will dated
11/11/1988 and which Will has been Probated by way of
Letters of Administration in the Court of IIIrd Joint Civil
Judge (Senior Division) Rajkot in Civil Misc. Application
No.290 of 1993.

3. Under the said Probated Will, the said Property
described in the Schedule hereunder written was bequeathed
to five of the sons of the said deceased, namely (i) Vinodrai
Ratilal Somaiya, (ii) Prafulchandra Ratilal Somaiya, (iii)
Subhashchandra Ratilal Somaiya, (iv) Satishchandra Ratilal
Somaiya and (v) Kishorchandra Ratilal Somaiya. The said
Kishorchandra Ratilal Somaiya died on 26/09/1997 after
having left his Last Will and Testament dated 01/07/1997.

4. Madhuri Kishorchandra Somaiya, being the Widow of
the said Kishorchandra Ratilal Somaiya and others obtained a
Probate of the said Last Will dated 01/07/1997 in the Civil

Misc. Application No.109 of 1998 in the Court of IIIrd Joint Civil Judge (Senior Division) at Rajkot on 29/08/1998.

5. In view of the aforesaid, the said five sons namely (i) Vinodrai Ratilal Somaiya, (ii) Prafulchandra Ratilal Somaiya, (iii) Subhashchandra Ratilal Somaiya, (iv) Satishchandra Ratilal Somaiya and the said Kishorchandra Ratilal Somaiya become entitled to 1/5th undivided equal share right, title and interest in the said Property. The said Madhuri Kishorechandra Somaiya also died having left her son named Himanshu Kishorechandra Somaiya along with his wife viz. Smt. Falguni Himanshu Somaiya and one minor son named Master Dhawal Himanshu Somaiya and as such the said 1/5th undivided share claim, right, title and interest of the said Kishorchandra Ratilal Somaiya vested upon the said Madhuri Kishorechandra Somaiya and after her demise in favour of the said Himanshu Kishorechandra Somaiya, his wife the said Smt. Falguni Himanshu Somaiya and the said Minor son Dhawal Himanshu Somaiya.

6. The said Himanshu Kishorechandra Somaiya also died at Rajkot on 17/09/2003 leaving his widow namely Smt. Falguni Himanshu Somaiya and her said Minor son Dhawal Himanshu Somaiya as the only legal heirs and representative as per the law of Succession by which the said Himanshu Kishorechandra Somaiya was governed at the time of his demise viz. Hindu Succession Act.

7. Thus, the said 1/5th undivided share of the said Kishorchandra Ratilal Somaiya, ultimately vested in favour of the said Smt. Falguni widow of Himanshu Kishorechandra Somaiya and the said minor named Master Dhawal Himanshu Somaiya.

8. By an under a Deed of Conveyance dated 10/02/2005 made between the said (i) Vinodrai Ratilal Somaiya, (ii) Prafulchandra Ratilal Somaiya, (iii) Subhashchandra Ratilal Somaiya, (iv) Satishchandra Ratilal Somaiya and (v) Mrs. Falguni Himanshu Somaiya, therein called the 'Vendors' of the One Part and Mr. V. G. Prabhu being the Sole Proprietor of M/s. United Housing Corporation and having office at Tilak Road, Santacruz (W), Mumbai - 400 054 and therein called the 'Purchasers' of the Other Part, the said (i) Vinodrai Ratilal

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Somaiya, (ii) Prafulchandra Ratilal Somaiya, (iii) Subhashchandra Ratilal Somaiya, (iv) Satishchandra Ratilal Somaiya and (v) Mrs. Falguni Himanshu Somaiya sold, conveyed, transferred and assigned unto and in favour of the said Mr. V. G. Prabhu being the Sole Proprietor of M/s. United Housing Corporation, the said undivided share, claim, right, title and interest (save and except that of the said Minor Master Dhawal Himanshu Somaiya) in the said property for the consideration and on the terms and conditions more particularly recorded in the said Deed of Conveyance dated 10/02/2005. The said Deed of Conveyance is duly registered with the Sub-Registrar at Borivali-I, MSD (Bandra) under Sr. No.BDR-II/826/2005.

9. In respect of the share of the said Minor, Master Dhawal Himanshu Somaiya, the said Mrs. Falguni Himanshu Somaiya being his mother applied to the High Court at Mumbai being Misc. Petition No.18/2005 for her appointment as the guardian for the said Minor and also for the sanctioning of the Share of the said minor in the said Property. His Lordship Mr. Justice S. C. Dharmadhikari by his Order dated 06/03/2006 in the said Misc. Petition sanctioned the sale as being in the interest of the said minor and directed the said Mrs. Falguni Himanshu Somaiya to execute the Conveyance in favour of the said Mr. V. G. Prabhu being the Sole Proprietor of M/s. United Housing Corporation and the entire purchase price of Rs.20,00,000/- to be deposited in the Accounts Office of the High Court at Mumbai.

10. In pursuance the said order dated 06/03/2006 the said Mrs. Falguni Himanshu Somaiya as the mother and natural guardian of the said minor named Master Dhawal Himanshu Somaiya executed a Deed of Conveyance on 14/08/2006 in favour of the said Mr. V. G. Prabhu being the Sole Proprietor of M/s. United Housing Corporation as per the said order dated 06/03/2006. The said Deed of Conveyance is duly registered with the Sub-Registrar at Borivali-II, MSD (Bandra) under Sr. No.BDR-II/5699/2006.

11. The P. R. Card bears the name of Mr. V. G. Prabhu being the Sole Proprietor of M/s. United Housing Corporation as the owner of the said property.

12. On the basis of record made available by the parties, Vinod Mistry & Co. Advocates, Solicitors and Notary have issued Report on Title having Ref. No. A-1673/2005 dated 10/06/2005 in respect of the above Property.

13. I have gone through the records and notice that, on 16/02/2007 Mr. V. G. Prabhu, Proprietor of United Housing Corporation have entered into a Joint Venture Agreement with M/s. Dharmadev Infrastructure Ltd. for the redevelopment of the said Property. The Joint Venture Agreement was not registered and therefore on 28/06/2013 again Mr. V. G. Prabhu, Proprietor of United Housing Corporation have entered into Joint Venture Agreement with M/s. Dharmadev Infrastructure Ltd., duly registered before the Sub-Registrar at Sr. No. BRL-9-3730-2013 dated 28/06/2013 for redevelopment of the said Property.

14. By Deed of Cancellation dated 14.10.2020 entered into Mr. V. G. Prabhu, Proprietor United Housing Corporation and M/s. Dharmadev Infrastructure Ltd., registered with the office of Sub-registrar at Serial No. BDR4-7565-2020 dated 14.10.2020, the Joint Venture Agreement dated 28.06.2013 registered with office of Sub-Registrar at Sr. No. BRL-9-3730-2013 dated 28/06/2013 is cancelled and therefore Mr. V. G. Prabhu, Proprietor United Housing Corporation become the absolute owner of the said Plot of Land.

15. After issuance of the Report on Title, it was notice that, the area of C.T.S. Nos. 606, 606/1 to 20, 607 was recorded on the Property Card Extract as 1457.2 Sq. Mtrs. in the name of United Housing Corporation Proprietor Shri. V. G. Prabhu. It was notice that, the area of C.T.S. No.606 was wrongly measured as 770.8 Sq. Mtrs. in place of 782.8 Sq. Mtrs., therefore the Notice was issued U/Sec.135 of the Maharashtra Land Revenue Code, 1966 and by an Order dated 26/11/2018 the Collector, Mumbai Suburban District, Administrative Building, 10th Floor, Govt. Colony, Bandra (E), Mumbai - 400

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051 have passed an Order and corrected the area in respect of C.T.S. No.606 adm. 770.8 Sq. Mtrs. to 782.8 Sq. Mtrs.

16. I have gone through the Search Report produced by Mr. Sameer M. Sawant (Property Title Investigator) in the Office of the Sub-registrar and Notice that M/s. United Housing Corporation through its Proprietor Mr. V. G. Prabhu has entered into an Agreement with various Tenants for providing alternative accommodation in the newly constructed Building in place of existing Building on the said Plot of Land. However by entering into an Agreement for providing alternative accommodation in the newly constructed Building and by entering into Leave and License Agreement with the Tenant. The title of Mr. V.G. Prabhu Proprietor United Housing Corporation will not affect in any manner as the ownership of the said Plot of Land vest with Mr. V.G. Prabhu Proprietor United Housing Corporation.

17. I have Published Public Notice in the leading News Paper Free Press Journal on December 5, 2020 and in the leading Marathi Newspaper Navshakti dated December 5, 2020 and I have invited claims from Public in general. Till the expiry of 14 days period, I have not received any claim from any person, persons, authority in any manner till date and therefore I have issued no Claim Certificate on 24.12.2020 to Mr. V.G. Prabhu Proprietor United Housing Corporation in respect of the Public Notice.

18. In view of what is stated in the Search Report the title to the said property of the said Mr. V. G. Prabhu being the Sole Proprietor of M/s. United Housing Corporation is clear and marketable. On perusal of the present Property Card Extract and City Survey Map the boundaries of the Schedule Property as mentioned below.

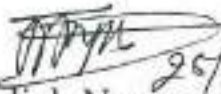
SCHEDULE OF THE PROPERTY

ALL That piece or parcel of land and ground together with structures lying being and situated at Village Malad (South) Taluka Borivali, Mumbai Suburban District bearing C.T.S.

Nos. 606, 606/1 to 606/20 and 607 and in all containing by adm. 1683.1 Sq. Mtrs (about 2012.97 Sq. yds.) or thereabouts and bounded as follows :-

- On the East : By Property bearing CTS No.608
- On the West : By Property bearing CTS No.604
- On the North : By Station Road and Property bearing CTS No.605
- On the South : By Property bearing CTS No.614

Yours truly,


25/12/2020
Jagdish Narayan Jayale
Advocate High Court

Jagdish Narayanrao Jayale
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