

A. C.KATVI

**B.A. (Spl), LL.B.,
Advocate High Court**

Res. /off.

Mahi Bunglow, Plot No. 22/212,
RSC-50, Sector No. 5, Opp. 544
Swastik Society, Charkop, Kandivali
(W), Mumbai – 400 067.

Ref. No.

FORMAT – A
(Circular No.:- 28 / 2021)

To,
Maharashtra Real Estate Regulatory Authority,
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 in respect of Plot belonging to Owner **Mr.Shashikant G.Badani** (Proprietor of SB BUILDER & DEVELOPER) for proposed development of residential building known as **S.B.PARADISE** bearing on **CTS No.281/A/2 admeasuring about 2797.2 Sq.mtrs** situated at Village – Bhandup , Taluka - Kurla, Mumbai-400078, District – Mumbai Suburban (hereinafter referred as “**the said Plot / Property / Land**”).

Sir,

I have investigated the title of the said plot on the request of Owner **Mr.Shashikant Gordhandas Badani** (Proprietor of SB BUILDER & DEVELOPER) (Owner / Promoter / Developer / Company) and following documents *i.e.*:

1. Description of the property.

ALL THAT piece or parcel of land / plot bearing Survey No.83/C, Plot No.B/2, C.T.S. No.281/A/2 of Village: Bhandup, Taluka: Kurla, Dist: Mumbai Suburban, admeasuring about 2797.2 Sq.mtrs or thereabout lying being and situate at Gurudwara Dashmesh Road, Bhandup (West), Mumbai 400078 of plot owner Mr. Shashikant G Badani (Hereafter referred to as “the Said Plot / Property / Land”).

2. The documents of allotment of plot.

I have perused the available papers / documents including Conveyance Indenture of dated 21st October, 1971 for the above C.T.S No. as under:

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As per the said registered Conveyance Indenture dated 21st October, 1971, made between MR. AHMADALLI MOHAMMADHUSSEIN PITTALWALA as the **"VENDOR"** of the one part and MRS. MAJULA SHASHIKANT BADANI and MR. PRANLAL GORDHANDAS BADANI, the **"PURCHASERS"** of the other part, the Vendors of the one part on terms and conditions and on receipt of full consideration of Rs.48,930/- as per said Conveyance Indenture granted, released, conveyed, transferred, assigned and confirmed the rights in the said subdivided land plot No. B/2, Survey No.83/C and C.T.S. No.281/A/2 area admeasuring about 2797.20 sq.mtrs. The said indenture presented on 26th October, 1971 is registered under No.4664/71 of book No.1 on 12th November, 1971 in the office of the Sub Registrar of Bombay. I have perused Index No II of the Conveyance Indenture issued by the said Sub Registrar of Bombay. I have also perused Ruled the Card i.e. Property Card bearing C.T.S. No.281/A/2 of Village: Bhandup and also perused Extract No.9 of Fer Far No.1380 of Bhandup issued by the office of Tahasildar- Mulund, Mumbai – 400080. Further as per said Property Card the area of Plot is recorded as 2797.20 Sq.Mtrs. on 11th September, 2004 instead of 2728.1 Sq.Mtrs as above after correction of mathematical mistake. The said Land declared as Non Agriculture vide order No.ADC/LND/E/1892 Dated 8th January, 1994 of Dy. Collector.

MR. PRANLAL GORDHANDAS BADANI, one of the Purchasers of the above Conveyance Indenture, have declared his Power of Attorney Dated 19th August, 1981 that he and the said MRS. MANJULA SHASHIKANT BADANI carried on the business in Partnership from 1st April, 1965 in the name and style of **"M/s. PLASTIC PROCESSORS"** and have purchased the said subdivided Plot No. B/2 of vacant land admeasuring 2728.1 Sq.Mtrs of Village: Bhandup of Greater Bombay vide aforesaid Conveyance Indenture Dated 21st October, 1971 in the capacity of individual names of MRS. MANJULA SHASHIKANT BADANI and himself. The said land was purchased by the said Partnership by paying the price and as such the said land and asset were of the said Partnership of **"M/s. PLASTIC PROCESSORS"**. The said partnership Constructed Factory Structure on the said land. One MRS. PADMA H BADANI was partner in the said Partnership Firm of M/S Plastic Possessors.



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By the Deed of Retirement Dated 19th August, 1981 executed simultaneously with the Power Of Attorney Dated 19th August, 1981, MR. PRANLAL GORDHANDAS BADANI, one of the Partner retired from the said Partnership of “**M/s. PLASTIC PROCESSORS**” and MRS. MANJULA SHASHIKANT BADANI and MRS. PADMA H. BADANI, the Continuing Partners have agreed to continue the said Partnership of “**M/s. PLASTIC PROCESSORS**” along with certain other persons on the terms and conditions of the said Deed of Retirement. The said Partnership stood dissolved so far as the Retiring Partner is concerned with effect from 1st April, 1981 on payment of Rs.1,30,000/- by Continuing Partners to the Retiring Partner. The Retiring Partner released the Continuing Partners and Continuing Partners released the Retiring Partner from all actions, claims and demands in relation to the said Partnership and also from all the terms, conditions, stipulations and covenants contained in the Deed of Partnership Dated 29th April, 1977.

As per Village Fer Far No.1380 Dated 11th March, 1993 referred in Extract 9 of Talathi/ Bill Collector Bhandup, MRS. MANJULA SHASHIKANT BADANI and MR. PRANLAL GORDHANDAS BADANI have paid Rs.48,930/- to MR. AHMADALLI MOHAMMADHUSSEIN PITTALWALA for purchasing of vacant land under said survey number and also recorded that as per Deed of Rectification 19th August, 1981, MR. PRANLAL GORDHANDAS BADANI released his rights in the said land in favour of MRS. MANJULA SHASHIKANT BADANI and as such her name is recorded as Occupier of the said land. Nothing is mentioned in the said Fer Far about MR. PADMA H. BADANI.

MRS. MANJULA SHASHIKANT BADANI expired on 18th November, 2007 as per Death Certificate issued by the Health Department of MCGM, Govt. of Maharashtra. The name of her husband MR. SHASHIKANT GORDHANDAS BADANI is recorded as legal heir in the Property Card bearing CTS No.281/A/2 on Dated 6th January, 2009.



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The affidavit Cum Indemnity Bond Dated 31st March, 2008, of MR. SHASHIKANT GORDHANDAS BADANI husband and legal claimant/ representative of Late MRS. MANJULA SHASHIKANT BADANI is about his declaration required by the City Survey Office Bhandup, Taluka : Kurla, Dist. Mumbai Suburban for registering his name in Property Card bearing CTS No.281/A/2 and all other property records and accordingly the name of MR. SHASHIKANT GORDHANDAS BADANI is recorded on 6th January, 2009 in the Property Card as occupier of the land admeasuring 2797.20 Sq.Mtrs of Village : Bhandup, City Survey Office- Mulund, of Dist. Mumbai Suburban.

3. Property Card issued by City Survey Officer-Mulund online dated 01/03/2023, Mutation entry No.531, Dated:-06/01/2009.

I have perused the property card bearing C.T.S. No.281/A/2 of Village: Bhandup, Dist: Mumbai Suburban, the area wise details are as under:

Sr. No.	Extract No.	S. No./C.T.S. No.	Area (Sq. Mtrs)	Name of Original Holder of Land	Name of New Holder of Land
1	P.R.	281/A/2	2797.20	Mrs..Manjula Shashikant Badani	Mr. Shashikant G. Badani

4. Search report for 30 years from year 1994 till 2023.

Search Report of 30 years from year 1994 to 2023 taken from Sub Registrar Offices at i)Mumbai SRO, ii) Kurla SRO iii) Bandra SRO and iv) Chembur SRO. Several leave and License documents entries are made in the year from 2003 to 2022 and found MRS MANJULA SHASHIKANT BADANI as owner from 30th May, 2003 to 5th October, 2007 and MR. SHASHIKANT GORDHANDAS BADANI as owner from year 18th July, 2008 to 21st July, 2022.

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5. IOD as on dated 17th January 2024 & First CC dated 01st October 2024 issued by MCGM for proposed development of residential building on the above said plot bearing Survey No.83/C, C.T.S No-281/A/2 of Village: Bhandup, Taluka: Kurla, Dist: Mumbai Suburban about 2797.2 Sq.mtrs.

Mr. ShashiKant Gordhandas Badani (Owner) of plot have Proposed for development on the said plot Project known as S.B.PARADISE (Residential Building) for which applications made to M.C.G.M & respectively I.O.D/ Approved plans received from M.C.G.M as File no. P-16511/2023/(281A/2)/S Ward/BHANDUP-W/IOD/1/New Dated- 17 January 2024 & First C.C dated 01 Oct 2024 same is verified by me.

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 (following Owner / ~~Promoter~~ / ~~Developer~~ / ~~Company~~) which is under process of development Project name –S.B PARADISE by Owner- **Mr.Shashikant Gordhandas Badani** (Proprietor of SB BUILDER & DEVELOPER) is clear, marketable and without any encumbrances.

Owners of the land:-

Mr.Shashikant Gordhandas Badani is the sole and absolute owner in respect of ALL THAT piece or parcel of land / plot bearing Survey No.83/C, C.T.S No-281/A/2 of Village: Bhandup, Taluka: Kurla, Dist: Mumbai Suburban, about 2797.2 Sq.mtrs or thereabout lying being and situate at Plot No.B/2, Gurudwara Dashmesh Road, Bhandup (West), Mumbai 400078.

The report reflecting the flow of the title of **Mr.Shashikant Gordhandas Badani** (Owner / Promoter / Developer / Company) in respect of the said land is enclosed herewith as annexure.

Encl.: Annexure.

Date: - 27TH November, 2024


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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.: ____

- 1) ~~7/12 extract~~ / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 531, Dt. 06/01/2009 in P.R.CARD
- 3) Search report for 30 years from Year 1994 to 2023, Taken from Sub-Registrar's offices at – (i) Mumbai SRO (ii) Kurla SRO, (3) Bandra SRO and (4) Chembur SRO.
- 4) No Litigation for the said Plot.

Date: - 27th November 2024


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