

V. S. JOG & CO.

ADVOCATES AND SOLICITORS

C-101, Ramjanki Apts. CHS Ltd. M V Poddleskar Marg,

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VSI/4522/41/23

Format A
(Circular No.28/2021)

To,
MahaRERA
Mumbai - 400051

LEGAL TITLE REPORT

Sub :- Title Clearance Report with respect to the Plot bearing Original Plot No. 139D and Final Plot No. 292 admeasuring 590 sq. yards as per Town Planning Scheme record, i. e. to say 493.31 sq. mtrs. of Vileparle Town Planning Scheme No. II (1st Variation) (Final) situate at Chitrakar Ketkar Marg, Vileparle (East), Mumbai 400057.

We have investigated the title of the said Plot on the request of our clients, MESSRS NSB PROPERTIES, and have perused the following documents, i. e.:-

1. Description of the Property:- Plot bearing Original Plot No. 139D and Final Plot No. 292 admeasuring 590 sq. yards as per Town Planning Scheme record, i. e. to say 493.31 sq. mtrs. of Vileparle Town Planning Scheme No. II (1st Variation) (Final) situate at Chitrakar Ketkar Marg, Vileparle (East), Mumbai 400057.
2. The Document/s showing title of the Plot:-
 - i) Conveyance Deed dated 1st December, 1934 executed by Doctor Shivram Wamanji Patil as the Vendor and (1) Narhari Babulnath Goray, (2) Dattatraya Babulnath Goray, (3) Wasudeo Babulnath Goray, (4) Prabhakar

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Babulnath Goray and (5) Madhukar Babulnath Goray as the Purchasers, which Conveyance Deed has duly been registered in the office of the Sub-registrar of Assurances at Bandra, Mumbai under No. BND/1146 of 1934.

- ii) Consent Decree passed by His Honour Judge Shri K. M. Vakil on 17th July, 1957 in Suit No. 1004 of 1957 read with the statement filed by the aforesaid Shri Dattatraya Babulnath Goray, also known as Dattatrey Babulnath Gore.
- iii) Letters of Administration With Will Annexed in the T. & I J. Petition No. 686 of 1973 granted by the Hon'ble the High Court of Judicature at Mumbai in its Testamentary & Intestate Jurisdiction to Mangala Suryakant Sarangdhar in respect of the Last Will & Testament dated 19th February, 1972 left by the aforesaid Wasudeo Babulnath Goray, also known as Ramchandra Baboolnath Goray and also as Vasudev Babulnath Gorey who died at Mumbai on 22nd July, 1972.
- iv) Indenture dated 30th April, 1977 duly registered at the office of the Sub-registrar of Assurances at Mumbai under Sr. No. BOM./S/753 of 1977 executed by the aforesaid Mangala Suryakant Sarangdhar in favour of Surekha Suryakant Sarangdhar.
- v) Deed of Release dated 30th April, 1977 duly registered at the office of the Sub-registrar of Assurances at Mumbai under Sr. No. BOM./S/752 of 1977 executed by the aforesaid Narhari Babulnath Gorey in favour of the aforesaid Surekha Suryakant Sarangdhar.
- vi) Development Agreement 20th October, 2022 registered at the office of the Sub-registrar of Assurances at

Andheri, Bandra under Sr. No. BDR-18/17694 of 2022 duly executed by Surekha Suryakant Sarangdhar, Shaila Prabhakar Gore, also known as Shalini Prabhakar Gore and Sudhir Madhukar Goray and Messrs. NSB Properties.

- vii) Sanad for Building Site as per Schedule "I" issued by the Government of Maharashtra,
- viii) Extracts from the Property Register issued by the City Survey Officer in November, 2019.
- ix) Form "B" Extract issued by the Asst. Engineer, Town Planning, Brihanmumbai Mahanagarpalika on 26th February, 2016.
- x) Search Report dated 15th March, 2021 reporting searches taken from 1st January, 1975 till 14th March, 2021.

2. On perusal of the abovementioned documents and all other relevant documents relating to the title of the said Property, we are of the opinion that the title of the said Surekha Suryakant Sarangdhar, Shaila Prabhakar Gore, also known as Shalini Prabhakar Gore and Sudhir Madhukar Goray to the said Property and of the said M/s. NSB Properties to the rights to develop the said Property subject to the terms recorded in the aforesaid Development Agreement dated 20th October, 2022 is clear, marketable and without any encumbrances.

Owners of the Land

Surekha Suryakant Sarangdhar, Shaila Prabhakar Gore, also known as Shalini Prabhakar Gore and Sudhir Madhukar Goray collectively are the Owners of the Land being the Plot bearing Original Plot No. 139D and Final Plot No. 292 admeasuring 590 sq. yards as per Town Planning Scheme record, i. e. to say 493.31 sq. mtrs of Vileparle Town Planning Scheme No. II (1st Variation) (Final) situate at Chitrakar Ketkar Marg, Vileparle

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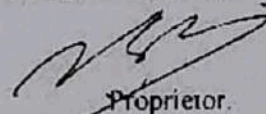
(East). Mumbai 400057.

3. The report reflecting the flow of the title of the said Surekha Suryakant Sarangdhar, Shaila Prabhakar Gore, also known as Shalini Prabhakar Gore and Sudhir Madhukar Goray to the said Property and of the said M/s. NSB Properties to the rights to develop the said Property is enclosed herewith as Annexure

Encl.:- Annexure aforesaid.

Date: - 13th June, 2023.

For M/s. V S. Jog & Company.



Proprietor.
Advocates & Solicitors

V. S. JOG & CO.

ADVOCATES AND SOLICITORS

C-101, Ranjanki Apts. CHS Ltd., M.V. Pandharkar Marg.

Vile Parle (East), Mumbai 400 057.

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1. Sanad for Building Site as per Schedule "H" issued by the Government of Maharashtra.
2. Extracts from the Property Register issued by the City Survey Officer in November, 2019
3. Form "B" Extract issued by the Asst. Engineer, Town Planning, Brihanmumbai Mahanagarpalika on 26th February, 2016
4. Mutation Entry No. :- Not Applicable.
5. Search Report dated 15th March, 2021 reporting searches taken from 1st January, 1975 till 14th March, 2021 at the offices of the Sub-registrar of Assurances at Bandra and at Mumbai.
6. Any other Relevant Title:-
 - a) by, for the consideration and on the terms and conditions recorded in the Conveyance Deed dated 1st December, 1934 executed by Doctor Shivram Wamanji Patil as the Vendor and (1) Narhari Babulnath Goray, (2) Dattatraya Babulnath Goray, (3) Wasudeo Babulnath Goray, (4) Prabhakar Babulnath Goray and (5) Madhukar Babulnath Goray as the Purchasers, which Conveyance Deed has duly been registered in the office of the Sub-registrar of Assurances at Bandra, Mumbai under No. BND/1146 of 1934, the said Narhari Babulnath Goray, Dattatraya Babulnath Goray, Wasudeo Babulnath Goray, Prabhakar Babulnath

Goray and Madhukar Babulnath Goray became full and absolute owners of the said Property.

- b) In due course, the said Narhari Babulnath Goray, Dattatraya Babulnath Goray, Wasudeo Babulnath Goray, Prabhakar Babulnath Goray and Madhukar Babulnath Goray got duly constructed on the said Property a structure which was named as "Babool Cottage", which is hereinafter referred to as "the said Building";
- c) as is evident from the provisions recorded in the Consent Decree passed by His Honour Judge Shri K. M. Vakil on 17th July, 1957 in Suit No. 1004 of 1957 read with the statement filed by the aforesaid Shri Dattatraya Babulnath Goray, also known as Dattatrey Babulnath Gore, the undivided rights thus held by the said Dattatraya Babulnath Goray, also known as Dattatrey Babulnath Gore, in the said Property got extinguished and/or got released in favour of the rest of the aforesaid co-owners of the said Property;
- d) the aforesaid Wasudeo Babulnath Goray, also known as Ranichandra Baboolnath Goray and also as Vasudev Babulnath Gorey, died at Mumbai on 22nd July, 1972 leaving behind his Last Will & Testament dated 19th February, 1972 in respect of which Will the Hon'ble the High Court of Judicature at Mumbai in its Testamentary & Intestate Jurisdiction has granted to Mangala Suryakant Sarangdhar being one of the legatees named in the said Will Letters of Administration With Will Annexed in the T & I J. Petition No. 686 of 1973;
- e) by an Indenture dated 30th April, 1977 duly registered at the office of the Sub-registrar of Assurances at Mumbai under Sr. No. BOM./S/753 of 1977, the said

Mangala Suryakant Sarangdhar transferred unto Surekha Suryakant Sarangdhar all the undivided rights, title, share and interests held by the aforesaid Ramchandra Babulnath Gorey alias Ramchandra Baboolnath Gorey in the said Property.

- f) by a Deed of Release dated 30th April, 1977 and duly registered at the office of the Sub-registrar of Assurances at Mumbai under Sr No. BOM/S/752 of 1977, the aforesaid Narhari Babulnath Gorey released in favour of the aforesaid Surekha Suryakant Sarangdhar, Madhukar Babulnath Goray and Prabhakar Babulnath Gorey all the undivided rights, title, share and interests held by the said Narhari Babulnath Gorey in the said Property.
- g) the aforesaid Madhukar Babulnath Goray died intestate at Mumbai on 27th January, 2003 and in view of his wife, Sumari Madhukar Goray having died intestate at Mumbai on 18th October, 2004, all the undivided rights, title, share and interests held by the said Madhukar Babulnath Goray in the said Property have devolved upon his only son and legal representative Sudhir Madhukar Goray;
- h) the aforesaid Prabhakar Babulnath Gorey, also known as Prabhakar Babulnath Gore, died intestate at Mumbai on 20th September, 2011 and in view of Sandeep Prabhakar Gore also known as Sandip Prabhakar Gore, a bachelor, being the only son of the said Prabhakar Babulnath Gore, having died intestate at Mumbai on 28th September, 2008, all the undivided rights, title, share and interests held by the said Prabhakar Babulnath Gore in the said Property have devolved upon his wife Shaila Prabhakar Gore, also known as Shalini Prabhakar Gore;

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In the aforesaid circumstances, the said Surekha Suryakant Sarangdhar, Shaila Prabhakar Gore, also known as Shalini Prabhakar Gore and Sudhir Madhukar Goray collectively are seized and possessed of the said Property as is more particularly described in the SCHEDULE hereunder written alongwith the said Building.

- i) By, for the consideration, in the manner and on the terms and conditions more particularly recorded in an Agreement 20th October, 2022 registered at the office of the Sub-registrar of Assurances at Andheri, Bandra under Sr. No BDR-18/17694 of 2022 duly executed by the aforesaid Surekha Suryakant Sarangdhar, Shaila Prabhakar Gore, also known as Shalini Prabhakar Gore and Sudhir Madhukar Goray being all the present owners of the property more particularly described inter alia in the Schedule hereunder written ("the said Property" for short) and Messrs. NSB Properties, a proprietary firm having office inter alia at B-8, Bageshri, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025, by the hands of their Proprietor Gautam Ekanath Thakur ("the Developers" for short), the said present owners have agreed to sell to the Developers the rights to develop the said Property which Development Agreement till date is valid, subsisting and binding on the parties thereto.

7. Litigations, if any:- No litigation has been reported nor discovered

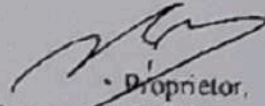
: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land and ground situate, lying and being at Chitrakar Ketkar Marg, Vileparle (East), Mumbai 400057 within Vileparle Town Planning Scheme No II (1st Variation) (Final) bearing Original Plot No.

139D and Final Plot No. 292 admeasuring 590 sq. yards as per Town Planning Scheme record, i. e. to say 493.31 sq. mtrs. and bearing C. T. S. No. 1225 of Vileparle (East), Mumbai Suburban District admeasuring 493.3 sq. mtrs. as per City Survey records and bounded as follows, i. e. to say On or towards the North:- By 30 feet wide Public Road being Playground X Road No. 1, presently known as Chitrakar Ketkar Marg; On or towards the East - By piece of land bearing F. P. No. 291 of Vileparle Town Planning Scheme No. II (1st Variation) (Final) and bearing C. T. S. No. 1224; On or towards the West:- By piece of land bearing F. P. No. 293 of Vileparle Town Planning Scheme No. II (1st Variation) (Final) and bearing C. T. S. No. 1226 and On or towards the South:- By a Public Play Ground presently known as Vaman Dubhashi Maidan and bearing F. P. No. 296 of Vileparle Town Planning Scheme No. II (1st Variation) (Final) and bearing C. T. S. No. 1221

Date :- 13th June, 2023.

For M/s. V. S. Jog & Company.


Proprietor,
Advocates & Solicitors.