

SHILPA GONDALIA

Advocate High Court

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Contact: (M) 98 92 11 27 72.

Add.: C-002, Kusumbharti Co-operative Housing Society Ltd., Dattapada Road, Borivali (East) Mumbai 400 066.

FORMAT-A
(Circular No. 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land adm. 826.4 sq. mtrs. (as per physical survey) & 874.80 sq. mtrs. (as per Property Registry Card) bearing Survey No. 186, CTS NO. 873, TPS VI lying and being at Village Vile Parle, Taluka Andheri, MSD AND situated at Plot No.7, Dadabhai Road, Vile Parle (West), Mumbai 400056, (hereinafter referred as the 'said plot').

I have investigated the title of the said plot on request of JPV Realtors Pvt. Ltd. (the Developer) and following documents i.e.:

1) Description of the property :-

All that piece and parcel of land adm. 826.4 sq. mtrs.(as per physical survey) & 874.80 sq. mtrs. (as per Property Registry Card) bearing CTS NO. 873, lying and being at Village Vile Parle, Taluka Andheri MSD.

2) The documents of allotment of plot.

3) ~~7-12 extract~~ or Property Registry Card issued by CTS Office dated 03/08/2022 ~~mutation~~ entry no.....

4) Search report for 30 years from 1993 till 2022.

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of promoter is clear, marketable and without any encumbrances.

Owners of the land

1) Parle Aparajita Co-operative Housing Society CTS/C.S. No. 873

Qualifying comments/remarks if any

The report reflecting the flow of the title of the Promoter on the said Plot is enclosed herewith as annexure.

Encl.: Annexure.

Date: 05/08/2023

Advocate

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FLOW OF THE TITLE OF THE SAID PLOT

1. The **PARLE APARAJITA CO-OP. HOUSING SOCIETY LTD.** a registered Co-operative Housing Society registered under Maharashtra Co-Operative Societies Act, 1960 bearing Registration No. BOM/HSG/5670 OF 1978 are the owners of and well and sufficiently entitled to an Immovable property being all that piece and parcel of land adm. 826.4 sq. mtrs. (as per physical survey) & 874.80 sq. mtrs. (as per property card) bearing Survey No. 186, CTS NO. 873, TPS VI lying and being at Village Vile Parle, Taluka Andheri, MSD AND situated at Plot No.7, Dadabhai Road, Vile Parle (West), Mumbai 400056, (hereinafter referred to as "**the said Plot**") along with the building structure standing thereon known as "**APARAJITA APARTMENTS**" consisting of ONE building having ground plus three upper floors consisting of 16 no. of flat in the building (hereinafter referred to as "**the said Building**"). The said plot and the said building are collectively referred to as (hereinafter referred to as "**the said Property**").
2. Vide a Deed of Conveyance dated 14th April, 1982, executed by Minoo Dhunjishah Daver Administrator of Estate of Mr. Viloo Minoo Daver & Minoo Dhunjishah Daver Administrator of Estate of Mrs. Viloo Minoo Daver, Phiroze Dorab Mehta and Tehmi Phiroze Mehta carrying on Joint Venture business under the firm name of Shenvi & Co. (therein referred to as the Vendors), the said Vendors had granted, conveyed and transferred their right, title and interest in the said property, unto the said Society, on the terms and conditions more particularly recorded therein. The said Deed of Conveyance dated 14th April, 1982 was lodged for registration with Sub Registrar of Assurance under Sr. No. AS/1110/1982 in the year 1982, however the same was finally registered with Sub Registrar of Assurance on 19th March, 2014 and Index II was issued by the office of the Sub Registrar of Assurance on 20th March, 2014.
3. Thus, the said Society became absolute owner and well and sufficiently entitled of the said Property. The name of the said Society is duly mutated on the Property Registry Card.
4. Since the Building of the said Society was old and in dilapidated conditions, the said Society alongwith its members had unanimously decided to re-develop the building of the said Society and appoint a Developer for the said purpose.

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5. The said Society has appointed a Builder/Developer namely; JPV Realtors Pvt. Ltd., a Private Limited Company incorporated under the Indian Companies Act, 1956 and having its registered office at 7th Floor, Jet Prime, Suren Road, Near Western Express Highway, Andheri – Kurla Road, Andheri (East), Mumbai - 400 093 (the '**said Developer**') vide a Registered Development Agreement dated 12/07/2022 registered under No. BDR/15/9696/2022 for re-development of the said property on the terms and conditions more particularly recorded therein. The said Society has also executed a registered Power of Attorney dated 12/07/2022 in favor of the nominees of the said Developer registered with Sub Registrar of Assurances under BDR/15/9697/2022 for carrying out various works associated with the redevelopment of the said property.

Sr. No.

- 1) ~~7/12-extract~~ / P.R. Card of CTS No. 873 as on date of application for registration stands in the name of PARLE APARAJITA Co-operative Housing Society Ltd.
- 2) ~~Mutation Entry No-~~
- 3) Search report for 30 years from 1993 till 2022 Taken from Sub-Registrar' of Assurances at Bombay, Andheri, Vile Parle, Khar, Jogeshwari.
- 4) Any other relevant title. No
- 5) Litigations if any. No

Date : 05/08/2023

Advocate.

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