

355/PHM/2023

To,

MahaRERA,
Mumbai Headquarters,
6th & 7th Floor, Housefin Bhavan,
Plot No: C - 21, E - Block,
Bandra Kurla Complex,
Bandra (East), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to:-

ALL THAT piece and parcel of land bearing Survey No. 118, Hissa No.11 corresponding to CTS No.917 admeasuring 1200.50 sq. mtrs. or thereabouts; Survey No. 118, Hissa No.12 corresponding to CTS No. 913A admeasuring 290 sq. mtrs. or thereabouts; Survey No. 118, Hissa No.13 corresponding to CTS No.914A admeasuring 401.10 sq. mtrs. or thereabouts; Survey No. 118, Hissa No.13 corresponding to CTS No.915A admeasuring 205.10 sq. mtrs. or thereabouts in aggregate admeasuring 2096.70 sq. mtrs. or thereabouts after deducting an area admeasuring 169.50 sq. mtrs. or thereabouts of the properties bearing CTS. No.913B, 914B and 915B which fall under D.P. Road and have been handed over to the MCGM) of Village Eksar, Taluka Borivali, Mumbai Suburban District (hereinafter referred to as the "said Property").

A. We have investigated the title of the said Property at the request of the Owner/Promoters, **Shubhjivan Builders Pvt. Ltd.**, and the following documents i.e.:-

1) **DESCRIPTION OF THE SAID PROPERTY:**

ALL THAT piece and parcel of land bearing Survey No. 118, Hissa No.11 corresponding to CTS No.917 admeasuring 1200.50 sq. mtrs. or thereabouts; Survey No. 118, Hissa No.12 corresponding to CTS No. 913A admeasuring 290 sq. mtrs. or thereabouts; Survey No. 118, Hissa No.13 corresponding to CTS No.914A admeasuring 401.10 sq. mtrs. or thereabout; Survey No. 118, Hissa No.13 corresponding to CTS No.915A admeasuring 205.10 sq. mtrs. or thereabout in aggregate admeasuring 2096.70 sq. mtrs. or thereabouts (after deducting an area admeasuring 169.50 sq. mtrs. or thereabouts of the

properties bearing CTS. No.913B, 914B and 915B which fall under D.P. Road and have been handed over to the MCGM) of Village Eksar, Taluka Borivali, Mumbai Suburban District (hereinafter referred to as the "said Property")

On or towards the North by : CTS No. 624 & CTS No. 625

On or towards the South by : CTS No. 916

On or towards the East by : CTS No. 626 & D.P.Road

On or towards the West by : CTS No. 918

2) **THE DOCUMENTS OF TITLE OF THE SAID PROPERTY**

The documents relating to title of the said property are listed in "Annexure C".

3) **PROPERTY CARD, 7/12 EXTRACT and MUTATION ENTRIES**

We have perused the Property Register Card (PRC) dated 4th August, 2022, 7/12 Extracts and Mutation Entries and the names of the respective Owners are mutated in the PR card. We have not found any encumbrance to the said Property.

4) **SEARCH REPORT FOR 53 YEARS FROM 1969 till 2022.**

We have also caused the search made by our Search Clerk Mr. D.K. Patil who has taken search of the records of Sub-Registrar of Assurances at Mumbai, Bandra, Goregoan, Borivali and Magathane for the period 1969 to 2022 (53 years) in respect of the said Property and submitted the Search Report dated 11th April, 2022 and have not found any encumbrance to the said Property.

B. The MCGM has issued Commencement Certificate ("CC") dated 5th November, 2018 and further CC dated 21st February, 2023 upto 9th floor wherein inadvertently CTS No. 913 remained

to be mentioned therein and the architect is in the process of rectifying the same.

- C. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property and subject to what is set out in the Title Report dated 29th September, 2022 issued by us, we are of the opinion that the title of the respective Owners/Promoters to the said Property is clear and marketable free from all encumbrances and Shubhjivan Builders Pvt. Ltd. is entitled to develop the said Property, subject to the compliance of the conditions laid down by MCGM and other statutory Authority and with an obligation to provide constructed area to M/s Gauri Enterprises as agreed in their respective Development Agreement.

Original Owners of the Land as per PR Card:

Sr. No.	Owner of the Plot (as per PR Card)	S. No. /H. No.	CTS No.	Area in Sq. Mtrs.
1.	a) Kamlakar Namdeo Bhagat, b) Jagdish Harishchandra Bhagat, c) Suresh Harishchandra Bhagat, d) Kanta Moreshwar Naik, e) Bharat Ramkrishna Patil, f) Bhanumati Kishan Mhatre, g) Bhamini Harishchandra Bhagat, h) Vishwas Ramkrishna Patil, i) Sunanda Ramesh Gharat, j) Jayshree Ghanshyam Mhatre, k) Pramila Dwarkanath Paigaonkar, l) Ranjana Shridhar Choudhary, m) Urmila Sudhir Patil, n) Naina Praful Patil.	118/11	917	1200.50
2.	a) Chandrabhaga Thakrya Patil, b) Yeshwant Thakrya Patil, c) Vishwanath Thakarya Patil, d) Kesarinath Thakarya Patil, e) Ramesh Thakarya Patil, f) Sushila Thakarya Patil	118/13	914A 914B	401.10 51.20

3.	a) Jayantibhai Namdeo Patil, b) Kesarinath alias Ashok Namdeo Patil, c) Narsinha Namdeo Patil d) Swati Subhash Patil e) Pratibha Pandarinath More, f) Vidya Vasant Keni, g) Shobha Bhalchandra Mali.	118/12	913A 913B	290.00 113.30
4.	Mangesh Keshav Dalvi	118/13	915A 915B	205.10 5.00

As per P.R. Remark, the name of the original Owners are shown as the present Owner.

There are no pending suits/proceedings in respect of the said Property as mentioned in **Annexure "B"**.

D. The report reflecting the flow of the title of the Owners/Promoters to the said Property is enclosed herewith as **Annexure "A"**.

For PRAVIN MEHTA AND MITHI & CO.,



Partner

Place: Mumbai

Date: May, 11, 2023.

Encl:-

Annexure 'A':- Flow of Title of the said Property.

Annexure 'B':- List of pending suits, if any.

Annexure 'C':- Documents of Title of the said Property.

ANNEXURE – “B”

THE LIST OF LITIGATIONS

NIL

For PRAVIN MEHTA AND MITHI & CO.,

P. H. Mehta

Partner

Place: Mumbai

Date: May, *15*, 2023.

ANNEXURE "C"

List of Documents relating to title of the said Property

- a. Agreement dated 13th September, 2004, duly registered with the Sub-Registrar of Assurances at Borivli, under Sr. No. BDR-6/9599 of 2004.
- b. Irrevocable Power of Attorney dated 25th September, 2004, duly registered with the Sub-Registrar of Assurances at Borivli under Sr. No. BDR-6/9600 of 2004.
- c. Agreement dated 13th September, 2004 and registered with the Sub-Registrar of Assurances at Borivli, under Sr. No. BDR 6/9601 of 2004.
- d. Irrevocable Power of Attorney dated 24th September, 2004, registered with the Sub-Registrar of Assurances at Borivli under Sr. No. BDR 6/ 9602 of 2004
- e. Agreement dated 14th October, 2005 and registered with the Sub-Registrar of Assurances at Bandra under Sr. No. BDR-11/6855 of 2005.
- f. Irrevocable Power of Attorney dated 14th October, 2005, registered with the Sub-Registrar of Assurances at Bandra under Sr. No. BDR-11/6856 of 2005
- g. ~~By~~ an Agreement dated 14th October, 2005 duly registered with the Sub-registrar of Assurances at Bandra under Sr. No.  BDR-6/6857 of 2006.

- h. Irrevocable Power of Attorney dated 22nd December, 2005 registered with the sub-registrar of Assurances at Bandra under Sr. No. BDR-11/ 6858 of 2006.
- i. Development Agreement dated 25th September, 2007, registered with the Sub-Registrar of Assurances at Borivli-5 under Sr. No. BDR-11/9434/2007 on 20th November, 2007.
- j. Development Agreement dated 25th September, 2007, registered with the Sub-Registrar of Assurances at Bandra under Sr. No. BDR-11/9435/2007.
- k. Substituted Power of Attorney dated 14th October, 2007, registered with the Sub-Registrar of Assurances at Bandra under Sr. No. BDR-11/9436/2007 granted under Power of Attorney dated 14th October, 2005.
- l. Substituted Power of Attorney dated 16th October, 2007, registered with the Sub-Registrar of Assurances at Bandra under Sr. No. BDR-11/9437/2007 granted under Power of Attorney dated 14th October, 2005.
- m. Deed of Conveyance dated 14th December, 2010 registered with the Sub-Registrar of Assurances at Bandra under Sr. No. BDR-5/ 10702 of 2010.
- n. Deed of Conveyance dated 29th June, 2022, registered with the Sub-Registrar of Assurances at Borivali under serial No. BRL-6/14182/2022.
- o. Supplemental Agreement dated 25th September, 2014, registered with the Sub-Registrar of Assurances at Borivli-3 under Sr. No. BRL-3/5189 of 2014.
- p. Supplemental Agreement dated 26th April, 2016.

- q. Deed of Right of Way dated 31st July, 2017 duly registered with the Sub-Registrar of Assurances at Borivli-2 under serial No. BRL-2/7436/2017 read with Deed of Rectification dated 12th August, 2022 duly registered with the Sub-Registrar of Assurances at Borivli-6 under serial No. BRL-6-17384-2022.
- r. Deed of Lease dated 19th August, 2018 duly registered with the Sub-Registrar of Assurances at Borivli-4 under serial No. BRL-4/12368/2018 read with Deed of Rectification dated 12th August, 2022 duly registered with the Sub-Registrar of Assurances at Borivli-6 under serial No. BRL-6-17386-2022.
- s. Deed of Access dated 11th April, 2021 duly registered with the Sub-Registrar of Assurances at Borivli-2 under serial No. BRL-2/4731/2021 on 15th April, 2021.
- t. Search report for 35 years from the year 1987 to 2022 dated 29th September, 2022.
- u. Declaration dated 26th September, 2022 duly notarized under Sr. No. 3008/G/2022 on 28th September, 2022 of Mr. Bhupesh Jivanbhai Govani, Director of Shubhijivan Builders Pvt. Ltd.
- v. Declaration dated 26th September, 2022 duly notarized under Sr.No.3009/G/2022 on 28th September, 2022 of Mr. Shamik Mangesh Dalvi, Partner of M/s. Gauri Enterprises.

For PRAVIN MEHTA AND MITHI & CO.,



Partner.

Place: Mumbai

Date: May, 2nd, 2023.