

# MAHENDRA C. JAIN

ADVOCATE & SOLICITOR

Tharani Mansion, 1st Floor, M.A. Road,  
Andheri (West), Mumbai - 400 058  
Tel. : 2628 7083 Mobile : 98334 86024  
Email : mahendrajain\_adv@yahoo.co.in

## FORMAT A

(CIRCULAR NO 28/2021)

### LEGAL TITLE REPORT

To,  
**MAHARERA**  
6<sup>th</sup> & 7<sup>th</sup> Floor,  
Housefin Bhavan,  
Plot No. C-21, E-Block,  
Bandra Kurla Complex Bandra(E),  
Mumbai- 400 051

Sub: Title Clearance Certificate with respect to plot of land situated at Plot No.285 bearing CS No.585/6 & Plot No.285A bearing CS no.585A/6 of Sion Matunga Estate(Division), situated on Road No.22 now known as Shanmukhananda Hall Road of Sion Matunga Division, Sion Matunga Scheme No.6, Sion (East), Mumbai 400 022, (Hereinafter referred as the said Plot No.285 bearing CS No.585/6 & Plot No.285A bearing CS no.585A/6 of Sion Matunga Estate, Sion(East), Mumbai).

I have investigated the title of the said Plots on the request of M/s Baysquare Constructions and following documents i.e.

- 1) **Description of the property: Plot No.285 bearing CS No.585/6 and Plot No.285A bearing CS no.585A/6 of Sion Matunga Estate - Total property admeasuring about 876 Sq.Yards i.e. 734.45 sq.Mtrs. (a+b)**

- |                                      |                                                              |
|--------------------------------------|--------------------------------------------------------------|
| a. Plot No.285 bearing CS No.585/6   | - Property admeasuring 430 Sq.Yards<br>i.e. 359.535 Sq.Mtrs. |
| b. Plot No.285A bearing CS no.585A/6 | - Property admeasuring 446 Sq.Yards<br>i.e. 372.913 Sq.Mtrs  |

2) **The documents of allotment of plot:**

- I. Vide Improvements Committee Resolution No.352 Dated 20-08-1940, the Commissioner of Municipal Corporation of Greater Bombay accepted the offer of Mr.Vadilal Nathubhai Shah, thereby Vadilal Nathubhai Shah was granted Lease of Plot No.285 admeasuring of 876 Sq.Yards and Possession of said Plot was given by Municipal Corporation of Greater Bombay on 18-06-1941.

- II. Vide Improvements Committee Resolution No.462 Dated 04-11-1941, the Commissioner of Municipal Corporation of Greater Bombay accepted the request of Mr.Vadilal Nathubhai Shah and Lease was transferred in the name of Raghunath Sitaram Patankar in respect of 876 Sq.Yards and Vide an Indenture of Lease dated 20-June-1969 made between The Municipal Corporation of Greater Mumbai (LESSOR) to Shri Raghunath Sitaram Patankar and Shri Vishwas Raghunath Patankar (LESSEES) which was registered with office of the Sub-registrar of Mumbai under No.2570 of 1969 for a period of 999 years commencing from 18-June-1941



*[Handwritten signature]*

# MAHENDRA C. JAIN

## ADVOCATE & SOLICITOR

Tharani Mansion, 1st Floor, M.A. Road,  
Andheri (West), Mumbai - 400 058  
Tel. : 2628 7083 Mobile : 98334 86024  
Email : mahendrajain\_adv@yahoo.co.in

with Shri Vadilal Nathubhai Shah, Shri Raghunath Sitaram Patankar, Malati R Patankar and Ashok Ramchandra Patankar known as the Confirming Parties.

- III. Vide Improvement Committee Resolution No.456 dated 29-03-1945 the Corporation accepted the request of Raghunath Sitaram Patankar to sub-divide the Plot No.285 into 2 parts of plots viz 285-new & 285A, admeasuring 430 Sq.Yards & 446 Sq.Yards respectively. By an Deed of Lease Confirmation and Bifurcation dated 10-Sep-1969 having registration no.3757 of 1969 the Municipal Corporation of Greater Bombay transferred the lease of the Plot No.285-A admeasuring an area of 446 Sq.Yards., (Which was a part of the Original Plot no.285 admeasuring 876 Sq.Yds) to Mrs. Malati R Patankar, bounded on the South West by Plot No.288 and on the North West by 20 Feet passage of the said plot no.288.

Also, The Commissioner of Municipal Corporation of Greater Bombay pursuant to the Powers in that behalf conferred upon Shri Raghunath Sitaram Patankar and Shri Vishwas Raghunath Patankar unto the Lessees all that piece of land containing an area of 359.64 Sq.Mtrs or thereabouts situated on and being Plot No.285 which is bounded on the North-East by 50 Feet Road No. 22, on the South-East by Plot No.285-A of the said Estate.

- a. **For Plot No.285 bearing CS No.585/6 i.e. said Property which is a piece of land including the building having ground plus three upper floors and a garage standing known as "Patankar Building" thereon :**

- i. A Declaration of Apartment dated 14-July-1977 of Shri Raghunath Sitaram Patankar and Shri Vishwas Raghunath Patankar which is registered with the office of Sub- Registrar of Bombay under No. BOM/2245 of 1977 and submitted the said Property and building known as 'Patankar Building' to the provisions of the Maharashtra Apartment Ownership Act, 1970 on the terms and conditions and in the manner recorded in the said Declaration of Apartment;
- ii. By Registered Deed of Apartment Dated 20-Dec-1977 bearing Sr.No.2591 of 1977, the Assignees Shri Raghunath Sitaram Patankar and Shri Vishwas Raghunath Patankar Assigned the Ownership of Flat No. 4(102) on First Floor admeasuring 722.20 Sq.Fts or 67.09 Sq.Mtrs alongwith 12.70% of all that rights, interest appertaining to the said Apartments in the Common Area and Facilities alongwith 12.70% of undivided rights in the said land hereditaments and premises and the entire proprietary rights in the said apartments in the name of Shri A.G. Krishnan.

Shri A.G.Krishnan expired on 04-01-2007 leaving behind his wife Smt. Kamala Krishnan and two sons. The Sons (1) Mr. Ganesh Krishnan and (2) Mr. Arvind Krishnan, executed Affidavits for their NOC's dated 27-07-2009 & 26-07-2009 respectively giving their NOC's to their Mother Mrs. Kamala Krishnan for execution of Development Agreement and Assignment Deed with M/s Baysquare Constructions.

Subsequently Development Agreement duly registered under Serial No.BBE3/6827/2009 along Power of Attorney duly registered under Serial No.BBE3/6828/2009 and Deed of Assignment duly registered Serial



# MAHENDRA C. JAIN

## ADVOCATE & SOLICITOR

Tharani Mansion, 1st Floor, M.A. Road,  
Andheri (West), Mumbai - 400 058  
Tel. : 2628 7083 Mobile : 98334 86024  
Email : mahendrajain\_adv@yahoo.co.in

- No.BBE3/7352/2016 between and Smt. Kamala Krishnan and **M/s. Baysquare Constructions.**
- iii. By Registered Deed of Apartment Dated 28-Dec-1977 bearing Sr. No.2612 of 1977 the Assignees Shri Raghunath Sitaram Patankar and Shri Vishwas Raghunath Patankar Assigned the Ownership of Flat No.3(101) on First Floor admeasuring 692 Sq.Fts or 64.35 Sq.Mtrs alongwith 12.17% of all that rights, interest appertaining to the said Apartments in the Common Area and Facilities alongwith 12.17% of undivided rights in the said land hereditaments and premises and the entire proprietary rights in the said apartments in the name of Shri A.G.V.Raman.
- Thereafter by Registered Deed of Apartment Dated 31-Jul-2007 bearing Sr.No.BBE1/8441/2007, the Assignee Shri A.G.V.Raman Assigned the Ownership of Flat No. 3(101) on First Floor admeasuring 692 Sq.Fts. or 64.35Sq.Mtrs along with 12.17% of all that rights, interest appertaining to the said Apartments in the Common Area and Facilities alongwith 12.17% of undivided rights in the said land hereditaments and premises and the entire proprietary rights of the said apartments in the name of Shri Kapil Narayan Jagdale and Smt. Sunanda Narayan Jagdale.
- Subsequently Development Agreement duly registered under Serial No.BBE3/6825/2009 along Power of Attorney duly registered under Serial No.BBE3/6826/2009 and Deed of Assignment duly registered Serial No.BBE3/26/2017 between Shri Kapil Narayan Jagdale and Smt. Sunanda Narayan Jagdale and **M/s. Baysquare Constructions**
- iv. By Registered Deed of Apartment Dated 29-Dec-1977 bearing Sr.No.2611 of 1977, the Assignees Shri Raghunath Sitaram Patankar and Shri Vishwas Raghunath Patankar Assigned the Ownership of Flat No.2 on Ground Floor admeasuring 645.40 Sq.Fts or 59.96 Sq.Mtrs alongwith 11.35% of all that rights, interest appertaining to the said Apartments in the Common Area and Facilities alongwith 11.35 % of undivided rights in the said land hereditaments and premises and the entire proprietary rights in the said apartments in the name of Shri N.S. Pawar.
- Subsequently Development Agreement duly registered under Serial No.BBE1/4897/2009 along Power of Attorney duly registered under Serial No.BBE1/4898/2009 and Deed of Assignment duly registered Serial No.BBE3/28/2017 between Shri N. S. Pawar and **M/s. Baysquare Constructions.**
- v. By Registered Deed of Apartment Dated 27-Jul-1978 bearing Sr. No.1645 of 1978, the Assignees Shri Raghunath Sitaram Patankar and Shri Vishwas Raghunath Patankar Assigned the Ownership of Flat No. 5(201) on Second Floor admeasuring 692 Sq.Fts or 64.29 Sq.Mtrs alongwith 12.17% of all that rights, interest appertaining to the said Apartments in the Common Area and Facilities alongwith 12.17% of undivided rights in the said land hereditaments and premises and the entire proprietary rights in the said apartments in the name of Shri A.S. Seshkumar.



# MAHENDRA C. JAIN

## ADVOCATE & SOLICITOR

Tharani Mansion, 1st Floor, M.A. Road,  
Andheri (West), Mumbai - 400 058  
Tel. : 2628 7083 Mobile : 98334 86024  
Email : mahendrajain\_adv@yahoo.co.in

Subsequently Development Agreement duly registered under Serial No.BBE1/4510/2009 along Power of Attorney duly registered under Serial No.BBE1/4511/2009 and Deed of Assignment duly registered Serial No.BBE3/7448/2016 between Shri A.S. Seshkumar and **M/s. Baysquare Constructions.**

- vi. By Registered Deed of Apartment dated 19-Jan-1979 bearing Sr. No.146 of 1979, the Assignees Shri Raghunath Sitaram Patankar and Shri Vishwas Raghunath Patankar Assigned the Ownership of Flat No.6 (202) on Second Floor admeasuring 722.20 Sq.Fts or 67.09 Sq.Mtrs including common passages, common area alongwith 12.70% of all that rights, interest appertaining to the said Apartments in the Common Area and Facilities alongwith 12.70% of undivided rights in the said land hereditaments and premises and the entire proprietary rights in the said apartments in the name of Shri K.Varadarajan. Shri K. Vardarajan expired on 10-06-1990 leaving behind his Wife, Smt. Komala Vardarajan and daughter Chitra. Smt. Komala Vardarajan expired on 02-04-1999 and the said Apartment alongwith all rights was transferred to their legal heir and daughter Smt. Chitra Mahesh Woolwara (nee Chitra Vardarajan) through a WILL dated 19-03-1999.

Subsequently Development Agreement duly registered under Serial No.BBE1/4515/2009 along Power of Attorney duly registered under Serial No.BBE1/4516/2009 and Deed of Assignment duly registered Serial No.BBE3/7353/2016 between Smt. Chitra Mahesh Woolwara (nee Chitra Vardarajan) and **M/s. Baysquare Constructions.**

- vii. By Registered Deed of Apartment Dated 28-Dec-1977, bearing Sr.No.2610 of 1977, the Assignees Shri Raghunath Sitaram Patankar and Shri Vishwas Raghunath Patankar Assigned the Ownership of Flat No.1 on Ground Floor admeasuring 615.16 Sq.Fts or 57.15 Sq.Mtrs alongwith 10.82% of all that rights, interest appertaining to the said Apartments in the Common Area and Facilities along with 10.82% of undivided rights in the said land hereditaments and premises and the entire proprietary rights in the said apartments and 3.52% of all that rights, interest appertaining to the said Garage on Ground Floor and 3.52 % of undivided rights in the said land hereditaments in the name of Shri V Venugopalan, thereby totalling to 14.34% (10.82% by virtue of Flat + 3.52% by virtue of Garage).

Thereafter by Registered Deed of Apartment Dated 8-Sept-1993 bearing Sr. No.BBE/2239 of 1993, the only Legal Heir of Assignees Late Shri V Venugopalan his Son Shri Madhavan Venugopalan, Assigned the Ownership of Flat No.1 on Ground Floor admeasuring 615.16 Sq.Fts or 57.15 Sq.Mtrs alongwith garage, alongwith 14.34% (10.82% by virtue of Flat + 3.52% by virtue of Garage) of all that rights, interest appertaining to the said Apartments in the Common Area and Facilities alongwith 14.34% of undivided rights in the said land hereditaments and premises and the entire proprietary rights in the said apartments in the name of Shri Navin Karamshi Mota and Smt. Jasuben Navin Mota.

Subsequently Development Agreement duly registered under Serial No.BBE3/8737/2010 along with Power of Attorney deed duly registered Serial



# MAHENDRA C. JAIN

ADVOCATE & SOLICITOR

Tharani Mansion, 1st Floor, M.A. Road,  
Andheri (West), Mumbai - 400 058  
Tel. : 2628 7083 Mobile : 98334 86024  
Email : mahendrajain\_adv@yahoo.co.in

No.BBE3/8738/2010 between Shri Navin Karamshi Mota and Smt. Jasuben Navin Mota and **M/s. Baysquare Constructions.**

- viii. By Registered Deed of Apartment Dated 28-Apr-1978 bearing Sr.No.998 of 1978, the Assignees Shri Raghunath Sitaram Patankar and Shri Vishwas Raghunath Patankar Assigned the Ownership of Flat No.7(301) and Adjoining Flat No.8(301A) on Third Floor admeasuring aggregate 1397 Sq.Fts or 129.78 Sq.Mtrs alongwith 24.57% of all that rights, interest appertaining to the said Apartments in the Common Area and Facilities alongwith 24.57% of undivided rights in the said land hereditaments and premises and the entire proprietary rights in the said apartments in the name of Shri Babubhai N Shah and Shri Suryakant B Shah.

Thereafter by Registered Deed of Apartment Dated 18-Jun-1981 bearing Sr.No. BOM/1531 of 1981, the Assignees Shri Babubhai N Shah and Shri Suryakant B Shah Assigned all the rights and interests in respect of Flat No.7(301) and Adjoining Flat No.8(301A) on Third Floor admeasuring aggregate 1397 Sq.Fts or 129.78 Sq.Mtrs alongwith 24.57% of all that rights, interest appertaining to the said Apartments in the Common Area and Facilities alongwith 24.57% of undivided rights in the said land hereditaments and premises and the entire proprietary rights in the said apartments in the name of Shri Devidas Damodar Shah alias Khimani and Smt. Savita Devidas Shah Alias Khimani.

Subsequently Development Agreement duly registered under Serial No.BBE1/4512/2009 along Power of Attorney duly registered under Serial No.BBE1/4513/2009 and Deed of Assignment duly registered Serial No.BBE3/7447/2016 between Shri Devidas Damodar Shah alias Khimani and Smt.Savita Devidas Shah Alias Khimani and **M/s. Baysquare Constructions.**

- b. **For Plot No.285A bearing CS no.585A/6 i.e. said Property which is a piece of land including main building originally consisting of ground floor and two upper floors with a staircase room and storage tank at the third floor level with an out-building namely Garage of ground floor known as "Parekh Building" thereon:**

- i. An Indenture of Assignment dated 19<sup>th</sup> March, 1971 executed and registered at the office of the Sub-registrar of Assurances at Bombay under Sr. No.779 of 1971 between Mr. Ramchandra Anant Patankar, Mrs. Malti Ramchandra Patankar and Mr. Ashok Ramchandra Patankar as the Assignors and Mr. Mahendra Kumar Shantilal Parekh, Mr. Ramesh Kumar Shantilal Parekh and Mr. Rajesh Kumar Shantilal Parekh as the Assignees, the said Assignors granted and assigned unto the said Assignees for ever all the rights, title and interests thus held by the said Assignors in the piece of land along with the building called as 'Parekh Building' and the garage standing thereon for the consideration, in the manner and on the terms and conditions recorded in the said Indenture of Assignment.

- ii. On 6-December-1980 Mr. Rajesh Kumar Shantilal Parekh a bachelor died intestate leaving behind Smt. Bhanumati Shantilal Parekh, as his only heir and



# MAHENDRA C. JAIN

## ADVOCATE & SOLICITOR

Tharani Mansion, 1st Floor, M.A. Road,  
Andheri (West), Mumbai - 400 058  
Tel. : 2628 7083 Mobile : 98334 86024  
Email : mahendrajain\_adv@yahoo.co.in

legal representative as per the personal law by which the late Mr. Rajesh Kumar Shantilal Parekh was governed at the time of his demise and as such Smt. Bhanumati became full and absolute owner of 1/3<sup>rd</sup> undivided rights, title, share and interests in the said Property and the structure/s thus standing thereon;

Subsequently By a Deed of Assignment dated 7<sup>th</sup> July, 2006 registered with the Sub-Registrar of Assurances at Mumbai under Serial No.BBE-1/06741 of 2006 Smt. Bhanumati Shantilal Parekh sold, assigned, transferred and conveyed in favour of the **M/s Baysquare Constructions** herein 1/3<sup>rd</sup> undivided rights, title, share and interests held by her in the said property and the structure/s standing thereon;

- iii. By a Deed of Assignment dated 7<sup>th</sup> July, 2006 registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE-1/06743 of 2006, the aforesaid Ramesh Shantilal Parekh sold, assigned, transferred and conveyance in favour of **M/s Baysquare Constructions** herein 1/3<sup>rd</sup> undivided rights, title, share and interests held by him in the said Property and the structure/s standing thereon;
  - iv. By a Deed of Assignment dated 27/12/2015 registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE 5/4861 dated 27/12/2015, the aforesaid Mahendra Kumar Shantilal Parekh sold, assigned, transferred and conveyance in favour of **M/s Baysquare Constructions** herein the balance 1/3<sup>rd</sup> undivided rights, title, share and interests held by him in the said Property and the structure/s standing thereon;
- IV. Property card issued by City Survey Office, Mumbai - 01 Mumbai dated 07-09-2022 for Plot No.285 bearing CS No.585/6 and Plot No.285A bearing CS no.585A/6 of Sion Matunga Estate.
- V. Search Report dated 12-08-2022 issued by carrying out searches for last 30 years i.e. from 1993 till 2022 (both year inclusive) taken from Sub-Registrar Office through Mr.Chandrakant Shinde Search Clerk, Mumbai and Rs.750/- has been paid by Mr.Chandrakant Shinde in the office of **BOM1\_MUMBAI CITY 1 - Sub-Registrar** on 12-08-2022 as Search Fees.
- VI. Paper Notice has been published on **15-Aug-2022** in one English Newspaper and one Marathi Newspaper regarding abovesaid Property.

In the search there are no adverse entry regarding the abovesaid property except entry of the abovementioned transaction found.

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 M/s Baysquare Constructions having Plot No.285 bearing CS No.585/6 and Plot No.285A bearing CS no.585A/6 of Sion Matunga Estate, Sion(East), Mumbai is clear, marketable and without any encumbrances.



# MAHENDRA C. JAIN

## ADVOCATE & SOLICITOR

Tharani Mansion, 1st Floor, M.A. Road,  
Andheri (West), Mumbai - 400 058  
Tel. : 2628 7083 Mobile : 98334 86024  
Email : mahendrajain\_adv@yahoo.co.in

### Owners of the land

#### (a) Plot No.285 bearing CS No.585/6 -

- i. Smt. Kamala Krishnan
- ii. Shri Kapil Narayan Jagdale and Smt. Sunanda Narayan Jagdale.
- iii. Shri N. S. Pawar
- iv. Shri A.S. Seshkumar
- v. Smt. Chitra Mahesh Woolwara (nee Chitra Vardarajan)
- vi. Shri Navin Karamshi Mota and Smt. Jasuben Navin Mota
- vii. Shri Devidas Damodar Shah alias Khimani and Smt.Savita Devidas Shah Alias Khimani

#### (b) Plot No. 285 bearing CS No. 585/6 -

Ownership (Lease Deed) Transferred to M/s Baysquare Constructions Vide Regd. Assignment Deeds bearing; Registration No. BBE-3/7352/2016 Dated 26-12-2016, Registration No. BBE-3/7353/2016 Dated 26-12-2016, Registration No. BBE-3/7447/2016 Dated 30-12-2016, Registration No. BBE-3/7448/2016 Dated 30-12-2016, Registration No. BBE-3/26/2017 Dated 03-01-2017, Registration No. BBE-3/28/2017 Dated 03-01-2017.

- (c) **Plot No. 285 bearing CS No. 585/6** - Assignment Deed in favour of M/s. Baysquare Constructions, **not** executed by Shri Navin Karamshi Mota and Smt. Jasuben Navin Mota. However, the Development Agreement duly registered under Serial No.BBE3/8737/2010 along with Power of Attorney deed duly registered Serial No.BBE3/8738/2010 between Shri Navin Karamshi Mota and Smt. Jasuben Navin Mota and **M/s. Baysquare Constructions** is subsisting.

#### (d) Plot No.285A bearing CS no.585A/6 - M/s Baysquare Constructions.

- 3) The report reflecting the flow of the title of M/s Baysquare Constructions on the said land is enclosed herewith as annexure.

### Enclosed Annexures:

1. Property Card of Property bearing Plot No.285 bearing CS No.585/6 and Plot No.285A bearing CS no.585A/6 of Sion Matunga Estate.
2. Search Report for last 30 years.
3. Development Rights Index II Copies
4. Assignment Deed Index II Copies
4. Paper Notice published on 15-Aug-2022 in one English Newspaper & one Marathi Newspaper.

Adv. Mahendra C. Jain  
Advocate & Solicitor



# MAHENDRA C. JAIN

ADVOCATE & SOLICITOR

Tharani Mansion, 1st Floor, M.A. Road,  
Andheri (West), Mumbai - 400 058  
Tel. : 2628 7083 Mobile : 98334 86024  
Email : mahendrajain\_adv@yahoo.co.in

## FORMAT A

(CIRCULAR NO 28/2021)

### FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Copy of Property Card as on 07-09-2022 issued by City Survey Office – Mumbai -01, Mumbai for Plot No.285 bearing CS No.585/6 & Plot No.285A bearing CS no.585A/6 of Sion Matunga Estate(Division), situated on Road No.22 now known as Shanmukhananda Hall Road of Sion Matunga Division, Sion Matunga Scheme No.6, Sion (East), Mumbai 400 022 in Mumbai District. (Hereinafter referred as the said Plot No.285 bearing CS No.585/6 & Plot No.285A bearing CS no.585A/6 of Sion Matunga Estate, Sion(East), Mumbai").
- 2) Copy of Search Report dated 22-08-2022 for 30 years from 1993 to 2022 taken from Sub-Registrar office at **BOM1\_MUMBAI CITY 1 - Sub-Registrar** for Plot No.285 bearing CS No.585/6 & Plot No.285A bearing CS no.585A/6 of Sion Matunga Estate(Division), situated on Road No.22 now known as Shanmukhananda Hall Road of Sion Matunga Division, Sion Matunga Scheme No.6, Sion (East), Mumbai 400 022 in Mumbai District. (Hereinafter referred as the said plot "Plot No.285 bearing CS No.585/6 & Plot No.285A bearing CS no.585A/6 of Sion Matunga Estate, Sion(East), Mumbai").
- 3) Any other relevant title.
- 4) Litigations if any: none

Date: 16-01-2023

Place: Mumbai



**Adv. Mahendra C. Jain**  
Advocate & Solicitor