



FORMAT - A

(Circular No. 28/2021 dated 08/03/2021)

Date: 21.06.2024

To,
MahaRERA
Housefin Bhavan,
Near Reserve Bank of India, "E" Block,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to All that piece and parcel of land bearing N.A. Plot No. 23-C and now bearing corresponding CTS no. 758, 758/ 1 to 4 admeasuring 547.4 sq. mtrs. (as per property Card) of Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban situate at Paranjape 'A' Scheme Road No. 2, Vile Parle (East), Mumbai - 400 057 (hereinafter referred to as "**the said Property**").

- a. **Description of the Property:** All that piece and parcel of land bearing N.A. Plot No. 23-C and now bearing corresponding CTS no. 758, 758/ 1 to 4 admeasuring 547.4 sq. mtrs. (as per property Card) of Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban situate at Paranjape 'A' Scheme Road No. 2, Vile Parle (East), Mumbai - 400 057.



- b. The documents of allotment of the plot (as per Annexure A attached)
- c. Search report for 61 years from 1962 to 2023
- d. Our Title Certificate dated 15.07.2023

On perusal of the above-mentioned documents and all other relevant documents relating to the said property we are of the opinion that the prima facie title of Vile Parle Aparna Mahal Co-operative Housing Society Ltd. to the said Property more particularly stated in Schedule hereunder written as disclosed by the relevant documents, is marketable, free from all encumbrances and charges.

Owners of the land:

1. Vile Parle Aparna Mahal Co-operative Housing Society Ltd., a Co-operative Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, and Rules, 1961, bearing registration No. BOM/HSG/K-E-6981/81 Dated 15/10/1981 and having its registered office address at Paranjape 'A' Scheme Road No.2, Vile Parle (East), Mumbai - 400 057.
2. Developers of the land: M/S. REGENT BUILDERS having its registered office address at 603, 6th Floor, Inizio, Cardinal Gracious Road, Andheri (East), Mumbai - 400 099.
3. Qualifying comments/remarks (as per Annexure C attached)

Encl: Annexures


Advocate

(Stamp)

Date: 21.06.2024



Annexure A: Documents of allotment of the property

- i. Unresgitered Agreement dated 20.02.1978
- ii. I.O.D. bearing No.CE/7203/ BSII/AK dated 30/05/1978 and also obtained Commencement Certificate bearing No. CE/7203/BSII/A/K dated 10/06/1978
- iii. Certificate of registration of Vile Parle Aparna Mahal Co-operative Housing Society Ltd. under the provisions of Maharashtra Co - operative Societies Act, 1960 and Rules, 1961 framed thereunder
- iv. Indenture dated 20.10.1982 lodged for registration with Sub-Registrar; Bombay on 21.10.1982 under Sr. No. 2632/1982 and indexed and registered on 04.09.2010.
- v. Development Agreement dated 22.10.2015 duly registered with Sub-Registrar of Assurance, Andheri Taluka, Bandra, Mumbai on 23/10/2015 under Sr. No. BDR-1-9333-2015.
- vi. Power of Attorney dated 22.10.2015 registered with Sub-Registrar of Assurances, Andheri Taluka, Mumbai on 23/10/2015 under Sr. No. BDR-1-9334-2015.
- vii. Consent Terms dated 11.08.2022 filed before Sole Arbitrator, Justice R. Y. Ganoo and Award dated 11.08.2022 passed in furtherance to the Consent Terms dated 11.08.2022.
- viii. Supplemental Deed to Development Agreement dated 22.10.2015 and Supplemental Agreement dated 22.10.2015, dated 01.06.2023, duly lodged and registered with Sub-Registrar of Assurance, Andheri Taluka, Bandra, Mumbai on under Sr. No. BDR18 - 7505 - 2023.
- ix. Search Report dated 10.06.2023 carried out by search clerk P. S. Jadhav



- x. Public Notices published on 13.06.2023 in Free Press in English and Navshakti in Marathi
- xi. Property Cards of property bearing N.A. Plot No. 23-C and now bearing corresponding CTS no. 758, 758/ 1 to 4 admeasuring 547.4 sq. mtrs. of Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban situate at Paranjape 'A' Scheme Road No. 2, Vile Parle (East), Mumbai - 400 057.
- xii. Our Title Certificate dated 15.07.2023

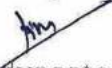


Annexure B: Property Card - Mutation Entry Details

Mutation entry done by City Survey office, Vile Parle

Sr. No.	CTS No.	Mutation Entry No.	Mutation Entry Date
1	758	1458	01.04.2016
2	758/1	-NA-	-NA-
3	758/2	-NA-	-NA-
4	758/3	-NA-	-NA-
5	758/4	-NA-	-NA-

Date: 21.06.2024


Advocate

(Stamp)



Annexure C : Qualifying comments/remarks :

1. It appears that, originally one Shri Sadashiv Balbhim Keskar, was absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground together with the building structures standing thereon situate lying and being at Paranjape 'A' Scheme Road No.2, Vile Parle (East), Mumbai - 400 057 in District Bombay Suburban in Greater Bombay bearing N.A Plot No.23-C Part of Vile Parle admeasuring about 645 Sq. yards.
2. It appears that, under Agreement dated 20.02.1978 executed by and between the said Shri Sadashiv Balbhim Keskar, therein referred to as the Vendor, and his son Shri Arun Sadashiv Keskar, therein referred to as the Purchaser of the Other Part; the Vendor therein agreed to sell and transfer the said Plot of Land to the Purchaser therein alongwith right to develop the said plot for the valid consideration and on the terms and conditions mentioned therein.
3. It appears that, in pursuance thereto the said Mr. Arun Sadashiv Keskar prepared plans and specification for the construction of the new building on the said Plot of Land and got the plans sanctioned from M.C.G.M. and obtained I.O.D. bearing No.CE/7203/ BSII/AK dated 30.05.1978 and also obtained Commencement Certificate bearing No. CE/7203/BSII/A/K dated 10.06.1978.
4. It appears that, the said Mr. Arun Sadashiv Keskar thereafter constructed building on the said Plot of Land, as per the plans and specification approved by MCGM, consisting of Ground + 3 upper floors which came to be known as "Aparna Mahal" having 12 flats and one garage totally admeasuring about 150 Sq. ft. Carpet and obtained Building Completion Certificate from M.C.G.M. bearing No. CE/7203/BSII/A/K dated 03.05.1979.



5. It appears that, the said Mr. Arun Sadashiv Keskar sold the said 12 flats on ownership basis to the individual Purchasers under the provisions of Maharashtra Ownership Flats Act, 1963 under diverse agreements and the said various flat purchasers in the said "VILE PARLE APARNA MAHAL" building formed and registered a co-operative housing society in the name of society herein.
6. It appears that, thereafter under Indenture dated 20.10.1982 executed by and between Shri Sadashiv Balbhim Keskar, therein referred to as "the Vendor" of the First Part and Shri Arun Sadashiv Keskar, therein referred to as "the Confirming Party" of the Second Part and Vile Parle Aparna Mahal Co Operative Housing Society Ltd., therein referred to as "the Purchaser" of the Third Part; the Vendor and Confirming Party therein jointly sold, transferred, assigned and conveyed in favour of the said Society all that piece and parcel of land admeasuring about 645 sq.yds. bearing N.A. Plot No.23-C and now bearing corresponding CTS No.758, 758/ 1 to 4 admeasuring 547.4 sq. mtrs. (as per property Card) of Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban alongwith building structure standing thereon and known as "Aparna Mahal" consisting of Ground + 3 upper floors having 12 flats and one garage totally admeasuring about 5550 Sq. ft. Carpet being situate at Paranjape 'A' Scheme Road No. 2, Vile Parle (East), Mumbai - 400 057 (hereinafter "the said plot of land and the "said building" standing thereon is herein after collectively referred to as the "**said Property**" and more particularly described in the Schedule hereunder written) therein on the terms and conditions mentioned in the said Indenture dated 20.10.1982. The said Deed of Conveyance was lodged for registration with Sub-Registrar; Bombay on 21.10.1982 under Sr. No. 2632/1982 and the same is indexed and registered on 04.09.2010.



7. It appears that, in the circumstances aforesaid the said Vile Parle Aparna Mahal Co-Operative Housing Society Ltd., a co-operative housing society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing registration No. BOM/HSG/K-E-6981/81 dated 15.10.1981 having its registered office address at Paranjape 'A' Scheme Road No.2, Vile Parle (East), Mumbai - 400 057 through its Member/s became seized and possessed and well and sufficiently entitled to all that piece and parcel of land admeasuring about 645 sq.yds. bearing N.A. Plot No. 23-C and now bearing corresponding CTS No. 758, 758/ 1 to 4 admeasuring 547.4 sq. mtrs. (as per property Card) of Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban alongwith building structure standing thereon and known as "Aparna Mahal" consisting of Ground + 3 upper floors having 12 flats and one garage totally admeasuring about 5550 Sq.ft. Carpet being situate at Paranjape 'A' Scheme Road No.2, Vile Parle (East), Mumbai - 400 057 (hereinafter the said Plot of Land and said building structure shall be collectively referred to as the "said Property" and more particularly described in the Schedule hereunder written).
8. Under Development Agreement dated 22.10.2015 executed by the said Society and M/s. Regent Builders therein referred to as Developers, the said Society granted to the said Developers; development rights in respect of the said Property for valid consideration and on the terms and conditions as recorded in the said Development Agreement. The said Development Agreement dated 22.10.2015 is duly registered with Sub-Registrar of Assurance, Andheri Taluka, Bandra, Mumbai on 23.10.2015 under Sr. No. BDR-1-9333-2015.



9. Pursuant to the said Development Agreement dated 23.10.2015 the said Society also executed a Power of Attorney dated 22.10.2015 in favour of the said M/s. Regent Builders with respect to the development of the said property. The said Power of Attorney is also registered with Sub-Registrar of Assurances, Andheri Taluka, Mumbai on 23.10.2015 under Sr. No. BDR-1-9334-2015.
10. It appears that, certain disputes arose between the Society and the M/s. Regent Builders due to which the parties were entangled in a legal battle which was put to rest after the matter was referred to Sole Arbitrator, Justice R. Y. Ganoo, before whom Consent Terms dated 11.08.2022 were filed and Award dated 11.08.2022 was passed. Thus, the said Development Agreement and Supplemental Agreement, both, dated 22.10.2015 were altered/ modified/ changed to the extent of terms recorded under the said Consent Terms dated 11.08.2022 and Supplemental Deed to Development Agreement dated 22.10.2015 and Supplemental Agreement dated 22.10.2015 dated 01.06.2023 was executed and was registered with Sub-Registrar of Assurances on 01.06.2023 under Sr. No. BDR18 - 7505 - 2023 on 01.06.2023.
11. We had published public notice on 13.06.2023 in Free Press in English and Navshakti in Marathi inviting objection from any person having any share, right, title and interest in the said Property and to be submitted to them within 07 days from the date of publication of the said Public Notice. In response to the said Public Notice we have received no objection from any person/ entity.
12. We refer to and rely upon the Search Report dated 10.06.2023 carried out by search clerk P. S. Jadhav stating no charge or encumbrance is found on the said property.



13. In the circumstances, we hereby certify that, in our opinion, subject to whatever stated above, the prima facie title of Vile Parle Aparna Mahal Co-Operative Housing Society Ltd. to the said Property more particularly stated in Schedule hereunder written as disclosed by the relevant documents, is marketable, free from all encumbrances and charges and that the said M/s. Regent Builders is entitled to develop the said property. This Title Certificate has been issued on the strict understanding and agreement that the same is for the limited purpose of prima facie certification of title of the said Property and for no other purpose, it being clearly agreed and understood that the certification for any other purpose shall be issued after due investigation of title, as such advocate may deem fit.
14. It is also observed that the name of the society is recorded on the property card of the said property.
15. No objections were received in reply to the published public notices in two newspapers Times of India in English and Nav Shakti in Marathi on 13.06.2023 inviting objection from any person having any share, right, title and interest in the said Property and to be submitted to them within 07 days from the date of publication of the said Public Notice.
16. In the circumstances, we hereby certify that, in our opinion, subject to whatever stated above, the prima facie title of Vile Parle Aparna Mahal Co-Operative Housing Society Ltd. to the said Property more particularly stated in Schedule hereunder written as disclosed by the relevant documents, is marketable, free from all encumbrances and charges subject to the development rights granted in favour of M/s. Regent Builders and that the said M/s. Regent Builders is entitled to develop the said property. This Title Certificate has been issued on the strict understanding and



agreement that the same is for the limited purpose of prima facie certification of title for the development of the said Property and for no other purpose, it being clearly agreed and understood that the certification for any other purpose shall be issued after due investigation of title, as such advocate may deem fit.

17. Further it being clearly agreed and understood that this Title Certificate is issued on perusal of the photocopies of documents and averments made in Agreements, Papers and Documents referred above and that no original documents are produced before us and we have relied upon the photocopies of documents produced before us.

IT MAY BE NOTED THAT:

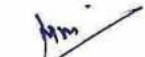
- a. We have not visited/inspected any part of the Demised property or any part thereof;
- b. We have only seen copies of documents furnished to us and referred herein;
- c. The aspects of zoning, permitted use, reservation/set back (if any), development potential/Floor Space Index and developability of the Demised Property fall within the scope of an architect review and we express no views about the same; and
- d. The following has been assumed by us:
 - i. Copies of documents/papers provided to us are precise and genuine copies of originals
 - ii. Each document/paper has been signed/executed by persons purporting to sign/execute the same and such person has full authority and power to do so; and
- e. In no circumstances, shall the cumulative liability, if any, of our firm viz. Messrs. Kirti Nagda & Associates, Advocates



& Notary, its Associates or employees, in connection with the preparation or issue of this Report on Title, exceed the professional fees paid by M/S. RR BRICKCON LLP to us in that behalf.

Date: 21.06.2024

Thanking you.


Advocate



Annexure D: FLOW OF THE TITLE OF THE SAID LAND

Sr. No.	Particulars	Particulars
1	P. R. Card	Property Card of property bearing All that piece and parcel of land bearing N.A. Plot No. 23-C and now bearing corresponding CTS no. 758, 758/ 1 to 4 admeasuring 547.4 sq. mtrs. of Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban situate at Paranjape 'A' Scheme Road No. 2, Vile Parle (East), Mumbai - 400 057.
2	Mutation Entry	Dated 01.04.2016
3	Search Report	Search Report dated 10.06.2023 carried out by search clerk P. S. Jadhav
4	Any other relevant title	Title Certificate dated 15.07.2023 issued by us
5	Litigations if any:	N.A.

Date: 21.06.2024

Thanking you.


Advocate

