

Sakhalkars Leimare

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(Regd)

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SL/TR-22/09/2023

09.09.2023

Ref No.

Date

FORMAT - A
(Circular No.:28/2021)

To,
MahaRERA,
3rd Floor, A-Wing,
SRA Administrative Building,
Anant Kanekar Marg, Bandra (E),
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: **Title Clearance Certificate with respect to of plot of land situate lying and being on the North side of Mahant Road in the Registration Sub-District of Mumbai City and Mumbai Suburban corresponding to Final Plot No. 19 Vile Parle Town Planning Scheme No. 2 admeasuring 780.10 sq. mtrs. and CTS No. 918 admeasuring 105.50 sq. mtrs. CTS No. 918/1 admeasuring 7.50 sq. mtrs. aggregating to 893.10 sq. mtrs. situate at Village Vile Parle, Taluka Andheri, Mumbai Suburban District, Mahant Road, Vile Parle (East), Mumbai - 400 057, alongwith the structure standing thereon. (hereinafter referred as the said plot).**

1. We have investigated the Title of the said plot on the request of the Developers - **M/S. LAKSHMI BUILDERS AND DEVELOPERS** and the following documents i.e. -

- i. Description of the property.
- ii. The documents of allotment of the plot.
- iii. PRC issued by CTSO Mumbai dated 16.06.2022.
- iv. Search report for 47 years from 1971 till 2018.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, we are of the opinion that the title of following Developers is clear, marketable and without any encumbrances.

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OWNERS OF THE LAND.

- 1) VILE PARLE GAUTAM CO-OPERATIVE HOUSING SOCIETY LTD.
- 2) Qualifying Comments: This title report is based upon the documents produced and information related thereto and on the basis of the information as on 30.11.2022 and the present report is related to the land and the Development as per Agreement will be subject to the provision of restrictions imposed, Central and state laws relating to the Development and holding of the land in Mumbai Suburban and do not certify the correctness relating to the enforcement of the contract between the parties.
3. The report reflecting the flow of the title of the Owner/Developer on the said land is enclosed herewith as annexure.

Encl. - Annexure
Date - 09/09/2023.

**For Sakhalkars Leimare
Advocates**

T. S. Venkatraman

**T. S. Venkatraman Iyer
Partner
(Stamp & Sign)**

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(CIRCULAR No. 28/2021) Date :

FLOW OF THE TITLE OF THE LAND IKM

1. One Shri Ishwarlal Kalidas Jethwa was an Owner in respect of an immovable property i.e. all that piece and parcel of non agricultural residential freehold land or ground alongwith the structures standing thereon situate lying and being on the North side of Mahant Road in the Registration Sub-District of Mumbai City and Mumbai Suburban in Greater Mumbai Urban Agglomeration containing by admeasuring 893.10 sq. mtrs. (1068 sq. yards) or thereabouts and registered in the books of the Collector of the Land Revenue under Plots No. B & C forming part of Final Plot No. 11 to 14 of Vile Parle Town Planning Scheme No. 2 and Final Plot No. 19 and corresponding to City Survey No. 918, 918 (part) 1 to 11 situate at Village - Vile Parle, Taluka - Andheri, Mumbai Suburban District, Mahant Road, Vile Parle (East), Mumbai-400 057.

2. The abovementioned Shri Ishwarlal Kalidas Jethwa had constructed on the abovementioned plot of land a building consisting ground plus two upper floors and four outhouses. The said building and the outhouses were let out to tenant / occupants and were paying rents to the abovementioned Owner i.e. Shri Ishwarlal Kalidas Jethwa.

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3. By an Agreement for sale dated 09th September, 1976 the abovementioned Owner i.e. Shri Ishwarlal Kalidas Jethwa had agreed to sale the abovementioned plot of land alongwith the structures standing thereon to (1) Mr. Nagardas Raoji Mehta (2) Mr. Arvidbhai Ratilal Shah (3) Mr. Chandrakant Purshottam Mehta and (4) Mr. Narayanbhai R. Trivedi, representative of the tenants/occupants of the said building Tenants/Occupants who had subsequently formed and registered a tenant Co-partnership Co-operative Housing society in the name of Vile Parle Gautam Co-operative Housing Society Ltd. registered under No. BOM/HSG/5569 of 1978 dated 23.08.1978, hereinafter referred to as the said society.
4. By Deed of Conveyance dated 31.08.1985 registered under No. BBJ/3091 of 1985 on 16.10.1989 the said society i.e. Vile Parle Gautam Co-operative Housing Society Ltd. had purchased the abovementioned property alongwith building and structures standing thereon from Shri Ishwarlal Kalidas Jethava pursuant agreement for sale dated 9th September, 1976 i.e. non agricultural residential freehold land or ground alongwith the structures standing thereon situate lying and being on the North side of Mahant Road in the Registration Sub-District of Mumbai City and Mumbai Suburban admeasuring 892.82 sq. mtrs. (1068 sq. yards) or thereabouts and described in the said conveyance as Plots No. B & C forming part of Final Plot No. 11 to 14 of Vile Parle Town Planning Scheme No. 2 and Final Plot No. 19 and City Survey No. 918 situate at Mahant

Road, Vile Parle (East), Mumbai-400 057 i.e. as per Revenue Record within Village- Vile Parle, Taluka- Andheri, Mumbai Suburban District, and shown on plan annexed thereto and described the boundaries in the schedule of the said Deed of Conveyance.

5. The two original tenant/occupiers now succeeded by one Mrs. Leelaben Dodhia and Mr. Arvind Shah are now members of the said Society pursuant to Annual General Meeting dated 29th September 2022.

6. As far the revenue record is concerned, there was general survey in the year 1968 and City Survey was introduced and the lands were assigned CTS Survey Nos. Accordingly the above land and structures were assigned City Survey No.918 and 918 part 1 to 11. The Town Planning Scheme was sanctioned in the year 1958 and the land was identified as Town Planning Scheme No. II and the said plot forming part of Final Plot Nos. 11 to 14 of the Vile Parle Town Planning Scheme No.2 and now F.P. No. 19 as described in the Deed of Conveyance. The said TPS was already sanctioned however new property card was not issued & amended substituting the record of the City Survey & TPS as per B Form. The said was reconstituted/rectified by the City Survey Officer, MSD on 16.06.2022. Originally City Survey property card CTS No.918 was modified and property CTS card no. 918 part 2 to 11 were cancelled New Property Card as TPS Scheme bearing TPS Vile Parle II Final Plot No.19 was issued for area of 780.10 sq. meters and another property card bearing

CTS No.918 part for area of 105.50 sq. meters and CTS No.918 Part 1 for area of 7.50 sq. meters were issued aggregates to area of 839.10 sq. meters which is now described in the First Schedule hereunder written. Needless to add that irrespective of the fact the record is reconstituted as per TPS the part property is identified maintaining the property card by amending the area and total area as per TPS record is the same area which is as per the title deed and it is clarified that minor variation to the extent of some 0.28 sq. mtrs is noticed in records but the same is due to the conversion from yards to sq. mtrs. but in any circumstances the present area is considered as per the present revenue record as F.P. No.19 admeasuring 780.10 sq. mtrs. and CTS record of 113.1 aggregating to 893.1 sq. mtrs.

7. For the purpose of redevelopment of the society i.e. VILE PARLE GAUTAM CO-OPERATIVE HOUSING SOCIETY LTD. appointed **M/S. LAKSHMI BUILDERS & DEVELOPER**, a Partnership Firm registered under Indian Partnership Act, 1932 having office at Narayan Printing House, 135, Ram Mandir Road, Oshiwara, Goregaon (West), Mumbai - 400 104 and Corporate Office at 101-Savgan Heights, A wing, 1st floor, RTO Lane, Near Ambedkar Hall, Four Bungalows, Andheri (West), Mumbai 400 053, carrying on business represented by its Partner **MR. RAJESH G. DOSHI** by Development Agreement dated 30.06.2022 registered under No. BDR-18/11524 of 2022 on 30.06.2022 and also executed Irrevocable General Power of Attorney dated 30.06.2022 which is registered under No. BDR-

18/11526 of 2022 on 30.06.2022 outhouses them to investigate their title.

8. Under Development Agreement dated 30.06.2022 registered under No. BDR-18/11524 of 2022 on 30.06.2022 and Irrevocable General Power of Attorney dated 30.06.2022 which is registered under No. BDR-18/11526 of 2022 on 30.06.2022 the Developer is authorized to demolish the existing buildings, structure and tenements on the property and reconstruct the same by utilizing entire FSI potential available and purchasing TDR and to provide the premises to the existing members, tenants and balance premises available after providing to the members and tenants are allowed to be sold, disposed off by the Developer.

9. The said society i.e. Vile Parle Gautam Co-operative Housing Society Ltd. is absolute owner and seized and possessed of non residential freehold land or ground situate lying and being on the North side of Mahant Road in the Registration Sub-District of Mumbai City and Mumbai Suburban being admeasuring 839.10 sq. meters Final Plot No.19 Vile Parle Town Planning Scheme No. 2 admeasuring 780.10 sq. mtrs. CTS No. 918 admeasuring 105.50 sq. mtrs. CTS No. 918/1 admeasuring 7.50 sq. mtrs. aggregating to 893.10 sq. mtrs. situate at Mahant Road, Vile Parle (East), Mumbai-400 057 alongwith the structure standing thereon, hereinafter referred to as the said property which is more particularly described in the schedule hereunder written.

10. We have perused the title deeds, Deed of Conveyance dated 31.08.1985 registered under No. BBJ-3091 of 1985 on 16.10.1989, four agreements dated 20.06.1994, Development Agreement dated 30.06.2022 registered under No. BDR-18/11524 of 2022 on 30.06.2022 and Irrevocable General Power of Attorney dated 30.06.2022 which is registered under No. BDR-18/11526 of 2022 on 30.06.2022, revenue records, Search Report as referred hereinabove and the Owners have replied requisition dated 30-11-2022 properly and also executed Declaration Cum Indemnity Bond dated 02-12-2022 informing the information furnished by them is correct and they have not suppressed and their rights are not prejudiced or subject to any litigation and the documents are referred in Annexure in separate compilation and this report is to be read with those documents.

11. From the said documents and subject to whatever stated hereinabove the title of the said society i.e. **VILE PARLE CO-OPERATIVE HOUSING SOCIETY LTD.** on the said plot of land described in the schedule hereunder written is marketable, free from encumbrances and are entitled to develop the same. The said society has executed Development Agreement dated 30.06.2022 registered under No. BDR-18/11524 of 2022 on 30.06.2022 and also executed Irrevocable General Power of Attorney dated 30.06.2022 which is registered under No. BDR-18/11526 of 2022 on 30.06.2022 with **M/S. LAKSHMI BUILDERS & DEVELOPER**, represented by its Partner **MR.**

RAJESH G. DOSHI to develop the said property by utilizing TDR and FSI potential to reconstruct the building. **M/S. LAKSHMI BUILDERS & DEVELOPER**, represented by its Partner **MR. RAJESH G. DOSHI** are entitled to construct the building in accordance with plan which will be sanctioned by Competent Authority / Planning Authority / Municipal Corporation of Greater Mumbai and subject to compliance of terms and condition of permission which will be issued from time to time and its compliances and to sell, transfer the flats available pursuant to the Development Agreement dated 30.06.2022 registered under No. BDR-18/11524 of 2022 on 30.06.2022 on ownership basis under the provisions of Maharashtra Ownership Flat Act, 1963 and other relevant statutory provisions which will be made applicable. This Title Report is issued on the basis of the documents referred herein and the compilation of the documents enclosed as per the index and title report is to be read along with the same and with Qualification Note.

:SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT PIECE AND PARCEL of land alongwith the structure standing thereon situate lying and being on the North side of Mahant Road in the Registration Sub-District of Mumbai City and Mumbai Suburban corresponding to final Plot No. 19 Vile Parle Town Planning Scheme No. 2 admeasuring 780.10 sq. mtrs. CTS No. 918 admeasuring 105.50 sq. mtrs. CTS No. 918/1 admeasuring 7.50 sq. mtrs. aggregating to 893.10 sq.

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mtrs. situate at Mahant Road, Village Vile Parle, Taluka Andheri, Mumbai Suburban District and bounded as follows that is to say:-

On or towards the West by	:	Internal Road
On or towards the South by	:	40 ft. Mahant Road
On or towards the North by	:	Internal Road
On or towards the East by	:	FP No. 20/21, TPS II Vile Parle (East)

Mumbai dated 9th September, 2023.

**For Sakhalkars Leimare
Advocates**

T. S. Venkatraman Iyer

**T. S. Venkatraman Iyer
Partner
(Stamp & Sign)**