

JAGDISH PRASAD TRIPATHI

M.A. LL.B.

ADVOCATE HIGH COURT

Mob: 9833154677

Add.: Abdul Aziz Chawl, 24 Room No.4, L.B.S. Marg, Navpada, Kurla (W), Mumbai 400070.

FORMAT – A

(Circular No.:- 28/2021)

To,

15.03.2023

The Real Estate Regulatory Authority,

BKC, “E” Block, 7th Floor, Housefin Bhavan,

Near R.B.I., Bandra Kurla Complex, Bandra East,

MUMBAI 400 051.

Sirs,

LEGAL TITLE REPORT

Sub: **Title Clearance Certificate with respect to property bearing Original Plot No.33, Final Plot No.33, T.P.S. I, C.T.S. Nos.796, 796/1 to 6 admeasuring 431.44 sq. mtrs. as per T.P. Remarks at Hanuman Road, Vile Parle East, MUMBAI 400 057, Mauje Vile Parle, Taluka Andheri, within the registration District and Sub-District of Mumbai City and Mumbai Suburban, alongwith the Building known as “ Nav Ratna ” then standing thereon, with 14 members thereto, being Ground plus 2 upper floors structure, without lift facility thereto, hereinafter referred to as “the said property”.**

I have investigated the title of Nav Ratna Co-operative Housing Society Ltd., a Society registered under provisions of Maharashtra Co-operative Housing Society Act, and having its registered office at Nav Ratna CHS Ltd., Hanuman Road, Vile Parle (East), Mumbai 400 057, bearing

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registration No. BOM/HSG/5942 of 1979, (hereinafter referred to as the said Society), by perusing the copies of the various title deeds and other documents pertaining to the said property as under:

- a) Property bearing Original Plot No.33, Final Plot No.33, T.P.S. I, C.T.S. Nos.796, 796/1 to 6 admeasuring 431.44 sq. mtrs. as per T.P. Remarks at Hanuman Road, Vile Parle East, MUMBAI 400 057, Mauje Vile Parle, Taluka Andheri, within the registration District and Sub-District of Mumbai City and Mumbai Suburban, alongwith the Building known as “ Nav Ratna ” then standing thereon, with 14 members thereto, being Ground plus 2 upper floors structure, without lift facility thereto (hereinafter referred to as the said property);
- b) Upon verifying the documents, it is found that the Smt.Kanchangauri Kanji Dave aka Kanchanguari Labhshankar Dave was original owner of the property and original owner redeveloped the said property through the Developers M/s.Span Builders vide Articles of Agreement executed on or about 23rd December,1976 and sold the flat units therein on ownership basis,with the Occupancy Certificate having been issued thereto bearing No. CE/6782/BS II/AK dated 3rd October,1978 and

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Building Completion Certificate having been issued vide No.CE/6782/BS II/AK dated 8th February,1979.

- c) Registration Certificate of Nav Ratna Co-operative Housing Society Ltd., a Society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, vide Registration No.BOM/HSG/5942 of 1979
- d) Copy of Deemed Conveyance dated 18th January, 2016 duly registered with the Sub-Registrar of Assurances under No.BDR-4/1666/2016, conveying the said property unto and in favour of the said Society;
- e) Development Agreement and Power of Attorney executed in favour of M/s. OM NAVRATNA ENTERPRISES LLP dated 20th January, 2022 duly registered with the Sub-Registrar of Assurances under Nos.BDR-18/973/2022 and BDR-18/977/2022.
- f) Public Notices in the Free Press Journal and Janmabhoomi dated 25.01.2022, and No Claims Certificate dated 10.02.2022;
- g) Copy of Search Report for 30 years issued by Search Clerk Shri. Rajesh Bhandari dated 25.01.2022.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Nav Ratna Co-operative Housing

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Society Ltd., to the said property, I am of the opinion that the title of the promoter M/s. OM NAVRATNA ENTERPRISES LLP., to its said property is clear, marketable and without any encumbrances.

3. Owners of the land

- 1) Original Plot No.33, Final Plot No.33, T.P.S. I, C.T.S. Nos.796, 796/1 to 6 - Nav Ratna Co-operative Housing Society Ltd
- 2) Qualifying comments/remarks if any-NIL

4.The Search Report reflecting the flow of the title of the said Society on the said land is enclosed herewith as annexure.

Encl: Annexure.


15/03/23
ADVOCATE
NAME AND RUBBER STAMP
J. P. TRIPATHI (M.A.LL.B)
ADVOCATE HIGH COURT
R/O, Abdul Aziz Chawl, 24,
Room No.4, L.B.S. Marg Navpada,
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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration stands in the name of NAVRATNA CO-OP. HOUSING SOCIETY LIMITED
- 2) Mutation Entry No. 1417,1596.
- 3) Search report for 30 years from the year 1992 Taken from Sub-Registrar office at Mumbai.
- 4) Any other relevant title-No
- 5) Litigations if any -No.

Date:

Advocate,

(Stamp)

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