

Dhananjay A. Athavale

B.Sc. LL.B

ADVOCATE HIGH COURT

10, Suruchi Society, Sant Janabai Road,
Vile Parle (E), Mumbai - 400 057 (India).

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Ref

Date :

FORMAT- A

Date: 10.05.2024

To,

MAHA RERA

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to, OM Paras, Paras Apartment CHSL., F.P. 85, , Prarthana Samaj Road, Vile Parle East, Mumbai, PIN 400057. (Admeasuring area of 537.62 Sq, Meters)

1. I have investigated the title of the said plot on the request of **M/s OM ARCH REALTY LLP.**

i. Description of the Property –

OM Paras, Paras Apartment CHSL., F.P. 85, Prarthana Samaj Road, Vile Parle East, Mumbai, PIN 400057.

(Admeasuring area of 537.62 Sq, Meters)

ii. The documents of allotment of plot.

iii. Property Card issued by City Survey Department of Maharashtra Government dated 03.11.2023

iv. Search report for 42 years from 1981 to 2023



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2. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of the following owners is clear, marketable and without any encumbrances.
Owners of the Land is Paras Apartment CHSL.

3. The report reflects the flow of the title of the
OM Paras, Paras Apartment CHSL., F.P. 85, Prarthana Samaj Road, Vile Parle East, Mumbai, PIN 400057 on the said land is enclosed herewith as an annexure.

Thanking You,
Sincerely,



Advocate

MR. DHANANJAY A. ATHAVALE
(B.Sc., LL.B.)
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FLOW OF THE TITLE ON THE SAID LAND

1. Mr. Pradyumn Trivedi was the owner of the plot of plot of land bearing F. P. 85, (CTS No. 1008, 1008/1 to 1008/4, FP No. 85, TPS II), Prarthana Samaj Road of village Vile Parle East, Taluka: Andheri of Mumbai Suburban District.
2. M/s. Paras Builders acquired the right, title and interest in the said property and developed the property and got Occupancy Certificate from the Municipal Corporation of Greater Mumbai on December 16, 1992.
3. A Housing Society under the name of 'Paras Apartment Co-operative Housing Society Limited' which was duly registered with the Registrar of Cooperative Housing Societies bearing the Registration No. BOM/W-KE/TC/11042/2000-2001 dated October 23, 2000 having its registered office at Final Plot No. 85, Prarthana Samaj Road, Vile Parle East, Mumbai 400057.
4. The competent authority being satisfied with the merits of the application of the said Society issued an order cum certificate bearing number DDR-3/ Mum / Deemed Conveyance / Paras Apartment CHS / 3068 / 2021 dated 02/12/2021 certifying that the society is entitled to unilateral conveyance of the said land and the said building and execute the deed of unilateral conveyance and have it registered as provided under Registration Act, 1908. Pursuant to the said order the Conveyance Deed (Deemed / Unilateral) dated 11.07.2022 was duly registered under No. BDR-18/13315 of 2022 for conveying and transferring the said Property in favour of the Society.
5. Property Register Card in respect of Final Plot No. 85 showing the name of the Society as the holder i.e. the owner of the said property.



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6. Society registered Development Agreement under No. BDR-18/10517 of 2023 on 15.06.2023 granting development rights to the Developer, M/s OM Arch Realty LLP to develop the said property and executed Power of Attorney registered under No. BDR-18/10828 of 2023 on 20.06.2023 in favour of the Developer, authorizing him to demolish the existing building and construct new building by utilizing full potential FSI and TDR and to provide the members premises in lieu of their existing premises and to deal with and dispose off the balance premises to prospective purchasers.
7. The Developer got the plan for development sanctioned from authorities of the M.C.G.M. under IOD bearing No. P-17639 / 2023/(85)/K/E Ward/FP/IOD/1/New dated 08.11.2023 and procured C.C. under bearing No. P-17639 / 2023/(85)/K/E Ward/FP/CC/1/New dated 24.04.2024.
8. I have caused through the search clerk Mr. S.D. Jadhav the search of the property in the offices of the Sub-Registrar of Assurances, Mumbai from the year 1981 who has submitted his report dated 13-7-2023.
9. It has been informed to me that no litigation in respect of the said property is pending in any Court.
10. On the basis of the abovementioned documents, I am of the opinion that the Society's title to the property is clear and marketable and free from all encumbrances and on the basis of the said Development Agreement and Power of Attorney, M/s Om Arch Realty is entitled to develop the said property on obtaining the necessary permission and sanctions from the authorities concerned.



(D.A. Athavale)
Advocate

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1. P.R. Card as on date of application for registration
2. Mutation Entry Not Available
3. Search report for 42 years from 1981 to 2023
4. Litigations if any: No Pending Litigations

Thank You.

Sincerely,



Advocate

(Stamp)

MR. DHANANJAY A. ATHAVALE

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