

CHAUBEY & ASSOCIATES

SATISH S. CHAUBEY

B.A. LL.B

ADVOCATE HIGH COURT

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Ref.

Date: 13.01.2025

FORMAT A
(CIRCULAR NO:28 / 2021)
LEGAL TITLE REPORT

TO,

MAHARERA

BKC, Housefin Bhavan, Near RBI,

E Block, Bandra Kurla Complex,

Bandra (East), Mumbai - 400 051.

Sub.: Title clearance certificate with respect to All that piece or parcel of the land bearing CTS No. 2247/A/3admeasuring area 1037.00 Sq. Mtrs.,CTSTNo.2247/A/4pt.admeasuring area 154.97 Sq. Mtrs. and CTS No. 2247/A/2pt. admeasuring area 172.26 Sq.Mtrs. situate at village Eksar, Taluka Borivali, D. N Mhatre Road, Borivali West, Mumbai, Mumbai Suburban District (MSD), aggregate admeasuring 1364.23 Sq. Mtrs. in the Residential/Commercial Zone of the Development Plan of the MCGMwithin the Registration District and Sub-District MumbaiSuburban along with the constructed building on the said land i.e. AJANTA VISHAL Co-OPERATIVE HOUSING SOCIETY LIMITED comprising of all those 20 residential flats situated in the building (hereinafter referred to as 'the said property).

1. I have investigated the title of the said plot on the request of AJANTA VISHAL Co-OPERATIVE HOUSING SOCIETY LIMITED with respect to the above-mentioned property. That in the course of the said process I have caused to pursue the following documents in order to check the title of the said property. The documents perused and considered by me are as follows: -

- Conveyance Deed dated 18th AUGUST, 2018duly registered with the office of Sub-Registrar of Assurances at Borivali - 5 under sr. no. BRL5-11137/2018, dated 18/8/2028by and under the order passed by

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competent authority for unilateral deemed conveyance under application 113/2015 dated 16/3/2016 AND Conveyance Deed dated 17th FEBRUARY 2021 duly registered with the office of Sub-Registrar of Assurances at Borivali -8 under sr. no. BRL8/2204/2021, dated 17/02/2021 by and under the order passed by competent authority for unilateral deemed conveyance under application 74/2020 dated 21/09/2020 made and executed in the favour of AJANTA VISHAL CO-OPERATIVE HOUSING SOCIETY LIMITED, whereby conveyed the said land along with all the structure/s appurtenant to it and also along with the benefits arising out of the same to and in the favour of the Society for on the terms and conditions contained therein.

- Photocopy of the Property Card pertaining to the Plot of land CTS No. 2247/A/3, CTS No. 2247/A/4 and CTS No. 2247/A/2 Village Eksar, Taluka Borivali, D. N. Mhatre Road, Borivali West, reflecting the name of the society i.e. Ajanta Vishal Co-Operative Housing Society Limited as the holders of the said property.
- Photocopy of D. P. Remark dated issued by Municipal Corporation of Greater Mumbai in favour of pertaining to the sanction development plan remarks for the said property. The said remark denotes that the said property is falling under Residential/Commercial zone.
- Photocopy of Occupation Certificate dated 17/01/1986, serial no. CE/3914/BS(W)S)AR issued by Municipal Corporation of Greater Bombay in favour of Shri N. B. Chogle, Architect thereby confirming the construction of the said building is completed.
- Photocopy of Assessment Bill issued by Brihanmumbai Mahanagar Palika in the name of the above mentioned Society i.e. AJANTA VISHAL Co-OPERATIVE HOUSING SOCIETY LIMITED.
- Photocopy of Re-Development Agreement dated 09/07/2024 duly registered with the office of Sub-Registrar of Assurances at Borivali - 9 under no. BRL-9/9255/2024, dated 09/07/2024 made and executed by and between AJANTA VISHAL Co-OPERATIVE HOUSING SOCIETY LIMITED therein referred to as "the Society" of the first part and



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Members of the Society therein referred to as "the MEMBERS/CONFIRMING PARTY" of the Second Part and M/s. Nakasha Dynamix LLP through its Partners therein referred to as "the Developers" of the Third part whereby the society along with the consent of the Members/Confirming party vested the Development rights of the building and it's property to the Developers therein for the terms and conditions mentioned therein.

- Photocopy of Irrevocable Power of Attorney for Redevelopment of Property dated 12/07/2024 duly registered with the office of Sub-Registrar of Assurances at Borivali - 9 under no. BRL-9/9451/2024, dated 12/07/2024 made and executed by AJANTA VISHAL CO-OPERATIVE HOUSING SOCIETY LIMITED in favour of partners of M/s. Nakasha Dynamix LLP through its Partners whereby the society granted the re-development rights to the said M/s. Nakasha Dynamix LLP to do all such acts and deeds with respect to the re-development of the building and it's property and more particularly described therein.
- Search Report taken by clerk at the Office of the Sub- registrar of Assurances at Mumbai (Old Custom House), Bandra, Goregaon and Borivali Sub-Registrar's office's from the year 1994 to 2022 (30 years) where by an entry of a Conveyance Deed mentioned above in favour of AJANTA VISHAL CO-OPERATIVE HOUSING SOCIETY LIMITED, has been found. Also an entry of Development Agreement and Power of Attorney, has been found. Apart from the same, I do not find any entry/ is about any encumbrance or charge on the lease-hold rights, title and interest of the said society with respect to the said property. However, it has been mentioned that some of the data entry has not been maintained properly.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that the title of **AJANTA VISHAL CO-OPERATIVE HOUSING SOCIETY LIMITED** is clear, marketable and without any encumbrances. And that the Re-Development rights are given to M/S. NAKASHA DYNAMIX LLP vide Re-Development Agreement dated 09/07/2024, for the redevelopment of the said building and it's property.

Owners of the land:-

AJANTA VISHAL Co-OPERATIVE HOUSING SOCIETY LIMITED

Situated on All that piece or parcel of the land CTS No. 2247/A/3 admeasuring area 1037.00 Sq. Mtrs., CTS No. 2247/A/4pt. admeasuring area 154.97 Sq. Mtrs. and CTS No. 2247/A/2pt. admeasuring area 172.26 Sq. Mtrs. situate at village Eksar, Taluka Borivali, D. N Mhatre Road, Borivali West, Mumbai, Mumbai Suburban District (MSD), aggregate admeasuring 1364.23 Sq. Mtrs. in the Residential/Commercial Zone of the Development Plan of the MCGM within the Registration District and Sub-District Mumbai Suburban along with the constructed building thereon.

3. The report reflecting the flow of the title of the AJANTA VISHAL Co-OPERATIVE HOUSING SOCIETY LIMITED on the said plot is enclosed herewith as annexure.

Litigation: Nil

Encl.: Annexure

Dated this 13th day of JANUARY, 2025.



A handwritten signature in blue ink, appearing to be "Satish S. Chaubey".

**SATISH S. CHAUBEY
ADVOCATE**

License No. MAH/606-A/1996