

RIDDHI D. SHAH
ADVOCATE & SOLICITOR

*Off: A/2, Harsha building, Opp.
Crystal hospital, Dattapda X lane,
Borivli (E), Mumbai-400066.
Contact: 98190 94502*

E-mail: shahriddhi4@gmail.com

TITLE REPORT

To,
TRIVENI DEVELOPERS,
807, 8th Floor, *Gold*
Crest Business Center,
L.T. Road, Borivali (West),
Mumbai - 400 092.

Re: ALL THAT PIECE and parcel of land together with buildings known bearing CTS NO.462 and 462/1 to 5 (Old Survey No.28, Hissa No. 1B & 1A, Survey No. 28 Hissa No. 1, admeasuring in aggregated 654.2 sq.mtrs. (as per property Card) District Mumbai Sub District Mumbai Suburban, Village Kanheri, situated at Kasturba Road No.5, Borivali - (East), Mumbai - 400 066, togetherwith the building structure standing thereon known as "Akasha Co-operative Housing Society Ltd" , comprising of Ground plus Three upper floors consisting of 20 residential flats and two garages cum residential structures having total carpet area of 6320 sq.ft. (i.e 704.83 sq. mtrs.), hereinafter referred to as "**the said property**".


RIDDHI D. SHAH
Advocate & Solicitor
ENRL No. MAH-3095-2006

RIDDHI D. SHAH
ADVOCATE & SOLICITOR

Off: A/2, Harsha building, Opp.
Crystal hospital, Dattapda X lane,
Borivli (E), Mumbai-400066.
Contact: 98190 94502

E-mail: shahriddhi4@gmail.com

Dear Sir,

1. Prior to November 1980 one Shri. Indulal Manilal Patel was in use, occupation, possession of and/or otherwise well and sufficiently entitled to immovable property being all that piece and parcel of land bearing C.T.S No. 462 and 462/1 to 5 (Old Survey No. 28, Hissa No. 1B and 1A, Survey No. 28, Hissa No. 1(part), aggregate 654.2 sq.mtrs., situated lying being at Kasturba Road No. 5, Borivali (E), Mumbai - 400 066 (hereinafter referred to as the said "Land") together with a chawl comprising of ground plus one floor structure standing thereon and then known as "Ladkour Niwas" (hereinafter referred to as the said "Chawl"). The said land and the said chawl is hereinafter collectively referred to as "*the said Original property*".
2. The said "Ladkour Niwas" was fully tenanted.
3. That the said original owner Shri. Indulal Manilal patel died intestate on 07.08.1960 and thereafter name of his wife Smt. Madhukanta Indulal Patel's name was recorded


RIDDHI D. SHAH
Advocate & Solicitor
ENRL No. MAH-3095-2006

RIDDHI D. SHAH
ADVOCATE & SOLICITOR

Off: A/2, Harsha building, Opp.
Crystal hospital, Dattapda X lane,
Borivli (E), Mumbai-400066.
Contact: 98190 94502

E-mail: shahriddhi4@gmail.com

in the Record of Rights as Trustee of the said original owner in respect of the said original property.

4. That said Smt. Madhukanta Indulal Patel entered into and executed an Agreement for Sale dated 8th November 1980 with one M/s. Avanti Construction, a partnership firm, , and accordingly the said Smt. Madhukanta Indulal Patel agreed to sell to said M/s Avanti Construction agreed to purchase the said Original Property at the consideration and on the term and conditions more particularly contained therein.
5. In pursuance of the said Agreement for Sale dated 08th November 1980, Smt. Madhukanta Indulal Patel also executed an irrevocable Power of Attorney dated 14th November 1980 in favour of Suresh Jayantilal Tapiawala and Dinesh Tapiawala, the partners of M/s Avanti Construction .
6. That said M/s Avanti Construction constructed two additional floors on the then existing structures as per the approved plans and specifications and also constructed two garages cum residential structure in the compound of the same building on the said original property.

*Off: A/2, Harsha building, Opp.
Crystal hospital, Dattapda X lane,
Borivli (E), Mumbai-400066.
Contact: 98190 94502*

E-mail: shahriddhi4@gmail.com

7. By various agreements made between (i) the said Smt. Madhukanta Patel (ii) M/s Avani Construction and (iii) the tenants occupying the ground floor and the first floor of the said chawl; the said M/s Avani Construction offered and the said tenants agreed to take respective premises occupied by each of them on ownership basis at the consideration and on the terms and condition contained therein.
8. The tenants/ purchasers occupying the flats on the grounds and the first floor and the purchasers of the flats on the second and third floor and the purchasers of the said two garages cum residences formed themselves in to a Co-operative Housing Society Ltd viz. "Akasha Co-operative Housing Society Ltd" Bearing Registration No. Bom/WR/HSG/TC/4445. DF - n1988, hereinafter referred to as "the Society") and the society building comprises of ground plus three floors consisting of 20 residential flats and two garages cum residential structures in the compound having total carpet area of 7041 sq.ft. (i.e. 654.20 sq.mtrs.).



RIDDHI D. SHAH
ADVOCATE & SOLICITOR

Off: A/2, Harsha building, Opp.
Crystal hospital, Dattapda X lane,
Borivli (E), Mumbai-400066.
Contact: 98190 94502

E-mail: shahriddhi4@gmail.com

9. The said property thus consists of the said building of the society and the two garages cum residential structures standing thereon being collectively referred herein as "*the said property*".
10. That upon death of said Smt. Madhukanta Indulal Patel on 05.09.2000, the only legal heirs and representatives viz. (i) Yogesh Indulal Patel (iii) Dakshaben Shailesh Shah (iv) Snehal Ashok Doshi nee Snehal Indulal Patel and (v) Vipul Anup gandhi Nee Vipul Indulal Patel have become the owners of the said property and declaration to that effect have been made by them vide collective Affidavit of legal heirs dated 06.03.2012.
11. That by a Deed of Conveyance dated 07.03.2012 executed between the said Yogesh Indulal Patel and others, therein referred to as the Vendors and the said Akasha Co-operative Hosing Society Pvt. Ltd., therein referred to as the society, the said Yogesh Indulal Patel and others (who were the Original Owners of the said property) transferred, assigned and conveyed, all their respective, undivided right, title, share and interest in the said property to the said Akasha Co-operative Hosing Society

RIDDHI D. SHAH
ADVOCATE & SOLICITOR

Off: A/2, Harsha building, Opp.
Crystal hospital, Dattapda X lane,
Borivli (E), Mumbai-400066.
Contact: 98190 94502

E-mail: shahriddhi4@gmail.com

Pvt. Ltd. for the consideration mentioned therein. That the said Deed of Conveyance is registered with the office of Sub-Registrar Bandra, under serial No.BDR-6/1878/2012 dated 07.03.2012.

12. That as such, pursuant to the said Deed of Conveyance dated 07.03.2012, the Society - being Akasha Co-operative Hosing Society Pvt. Ltd. have become the absolute owner of the said property.
13. That further by Development Agreement 14.03.2012 executed between the said Akasha Co-operative Hosing Society Pvt. Ltd., therein referred to as the society and yourself, therein referred to as the Developers, the said Akasha Co-operative Hosing Society Pvt. Ltd. have granted the Development rights of the said property to you for the consideration and terms and condition mentioned in the said Development Agreement dated 14.03.2012.
14. That on the basis of aforesaid documents produced before me and subject to what is stated hereinabove, in my opinion the said Akasha Co-operative Housing Society Ltd., appears to have marketable title and pursuant to

RIDDHI D. SHAH
ADVOCATE & SOLICITOR

Off: A/2, Harsha building, Opp.
Crystal hospital, Dattapda X lane,
Borivli (E), Mumbai-400066.
Contact: 98190 94502

E-mail: shahriddhi4@gmail.com

the said Development Agreement dated 14.03.2012 you
are entitled to develop the said property on the terms and
conditions mentioned therein.

At Mumbai.

Dated 19th Day of January, 2013.



(Riddhi Shah)

RIDDHI D. SHAH
Advocate & Solicitor
ENRL No. MAH-3095-2006