

2025

Niteen K. Kamat
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ADVOCATE HIGH COURT

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Ref No.

FORMAT A
[Circular No.28/2021]

Date : _____

Dated:-09.09.2025

To
Maha RERA
Mumbai

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Survey no.112A and CTS no.4/D-1 (part), situated at Gandhi Nagar, Powai Road of Village Hariyali, Taluka Kurla, Vikroli, Mumbai 400083, District Mumbai Suburban.

I have investigated the title of the said plot on the request of **LA - Italia Marbles (I) Pvt. Ltd. Mumbai** and following documents i.e. :-

1) Description of the Property.

All that piece or parcel of land admeasuring 1393.53 sq. mtrs. together with structure 78.250 sq mtrs. or thereabouts (out of which area of land admeasuring 130.584 sq. mtrs. & 20.250 sq. mtrs. constructed area surrendered to MMRDA for road widening as specified hereinabove) or thereabout standing thereon out of the Survey no.112A and CTS no.4/D-1 (part), situated at Gandhi Nagar, Powai Road of Village Hariyali, Taluka Kurla, Vikroli, Mumbai 400083, District Mumbai Suburban.

2) The document of allotment of plot.

- (a) Property Card extract showing the name of LA - Italia Marbles (I) Pvt. Ltd. issued by City Survey Office in respect of Land at CTS No.4/D-1 (part).
- (b) Deed of Conveyance dated 07.10.2002 registered under sr. no.KRL2 7207 2002 executed between M/s. Narendra Stone Company and M/s. LA Italia Marbles (I) Pvt. Ltd. in respect of Land at CTS No.4/D-1 (part) adm. 1393.53 sq. mtrs.
- (c) Deed of Conveyance dated 22.08.2003 registered under sr. no.KRL2 7833 - 2003 executed between M/s. Narendra Stone Company and M/s. LA Italia Marbles (I) Pvt. Ltd. in respect of - Land at CTS No.4/D-1 (part) adm. 1393.53 sq. mtrs.



- (d) Declaration dated 07.10.2010 registered under sr. no.KRL1 - 11179-2010 issued by LA - Italia Marbles (I) Pvt. Ltd. in respect of Land at CTS No.4/D-1 (part) adm. 1393.53 sq. mtrs.
- (e) Joint venture Agreement dated 24.05.2016 executed between LA Italia Marbles (I) Pvt. Ltd. (Owner) and [1] Mr. Sandeep V. Jain S/o Mr. Vaktavarmal Dhanraj Jain [2] Mr. Nareshkumar Sehgal S/o Mr. Sunder Singh Sehgal [3] Mr. Vikas Sehgal S/o Suresh Kumar Sehgal [4] Mr. Ghanshyam Kapoor S/o Hansraj Kapoor [5] Mr. Rajindra Malhotra (Second Part).
- (f) 7/12 extracts showing the name of M/s. Narendra Stone Company issued by Talathi Hariyali.

3) Property Card extract showing the name of LA - Italia Marbles (I) Pvt. Ltd. issued by City Survey Office in respect of Land at CTS No.4/D-1 (part).

4) Search taken by Mr. Nilesh Mundekar(Searcher) in the office of Sub-Registrar on 09.09.2025 for last 30 years from 01.11.1993 to 09.09.2025.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **LA Italia Marbles (I) Pvt. Ltd.** is clear, marketable and without any encumbrances.

- 1) Owners of the Land **LA Italia Marbles (I) Pvt. Ltd.**
- 2) Survey no.112A and CTS no.4/D-1 (part),
- 3) Qualifying comments/remarks if any :- No Qualifying Remark

The Report reflecting the flow of the title of the **LA Italia Marbles (I) Pvt. Ltd.** on the said land is enclosed herewith as Annexure.

Litigation if any -Nil

Encl: Annexure

Date: 09/09/2025



Advocate.

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FLOW OF THE TITLE OF THE SAID LAND

- 1) Originally prior to 1976 the said larger plot of land at CTS No.4D-1 (part), Survey no.112 Part, Adm.24,700/- Sq Meter together with structure standing thereon at Revenue Village Hariyali was owned by Hariyali Khot i.e. PratapsinghSurji Vallabh. Thereafter by Deed of conveyance dated 6th March 1997 (As stated in Deed of Conveyance dated 22/08/2003) the said land was purchased by Harendra singhBacchasingh Sole proprietor of M/s Narendra Stone Co.
- 2) However out of the larger land PratapsighSoorjiValhabhdas and others had given land Adm.1393.53 Sq Meter equivalent to 15000 Sq Feet on Tenancy to Late Shri Mukund Mohan Dave. The said Land was purchased by M/s Narendra Stone Co., along with the Tenancy rights of late Mr. Mukund Mohan Dave. Out of the said larger land the land adm1950 sq. mtrs. was is in possession of M/s. Narendra Stone Company. The said land was subsequently purchased by M/s. Narendra Stone Company Ltd. from Hariyali Khot i.e. PratapsinghSurji Vallabh vide Sale Deed dated 05.04.1990. Out of the said larger land, land admeasuring 1393.53 sq. mtrs. (as per old property card) together with structure adm. 78.250 sq. mtrs. was purchased by M/s. LA Italia Marbles (I) Pvt. Ltd. From M/s Narendra Stone Co., vide Deed of Conveyance dated 07.10.2002 registered under sr. no. KRL2 7207 2002, Deed of Conveyance dated 22.08.2003 registered under sr. no. KRL2 7833 2003 along with Declaration dated 07.10.2010 registered under sr. no. KRL1-11179-2010.
- 3) However the said land was purchased by M/s. LA Italia Marbles (I) Pvt. Ltd. along with Tenancy rights of late Shri Mukund Mohan Dave. Thereafter M/s. LA Italia Marbles (I) Pvt. Ltd. The Landlord / Owner has offered certain numbers of share of the owner company M/s La-Italia Marble (India) Pvt Ltd to the Original Tenant Mr. Mukund Mohan Dave as consideration of surrendering the Tenancy rights of the said Land, which were accepted by the said original Tenant. Thereafter the said Original Tenant Late Mr. Mukund Mohan Dave, assigned the said Shares to Mr. Nareshkumar Sehgal for consideration during his life time.
- 4) The Original Tenant Late Mr. Mukund Mohan Dave has surrendered his Tenancy during his life time along with occupancy rights in respect of the said Land in favour of the Landlord / Owner herein.
- 5) Thereafter late Mukund Mohan Dave died leaving behind him Smt. Tapsya Mukund Mohan Dave (Wife) Mrs. Priya Paliwa nee Priya Dave (Daughter) and Mrs. Divya Paliwal nee Divya Dave (Daughter) as his



only heirs. In order to conclude the issue of surrender of Tenancy rights, the said heirs executed Declaration of Surrender of Tenancy rights dated 27/02/2024, confirming the said fact of Surrender by Late Mukund Mohan Dave during his lifetime. Thereby the said LA - Italia Marbles (I) Pvt. Ltd. became sole owner of the said land.

Mohan Dave during

Pvt. Ltd. became sole owner of the said land.

6) I am informed that out of the said land, land admeasuring 130.584 sq. mtrs. & 20.250 sq. mtrs. constructed area surrendered to MMRDA for road widening. Further I am informed that the said LA Italia Marbles (I) Pvt. Ltd. has executed Joint venture Agreement dated 24.05.2016 in favour of [1] Mr. Sandeep V. Jain S/o Mr. Vaktavarmal Dhanraj Jain [2] Mr. Nareshkumar Sehgal S/o Mr. Sunder Singh Sehgal [3] Mr. Vikas Sehgal S/o Suresh Kumar Sehgal [4] Mr. Ghanshyam Kapoor S/o Hansraj Kapoor [5] Mr. Rajindra Malhotra. However the said joint venture agreement is not registered document.

7) Thereafter by Affidavit dated 24.12.2021 registered under sr. No.KRL-2-19912-2021 of LA Italia Marbles (1) Pvt. Ltd. In favour of Municipal Corporation of Greater Mumbai.

8) We have caused search of the said land for last 30years, however we did not come across any document registered under Old CTS no.4/D-1 New CTS no.4/D-1A/3.

9) Under these circumstances I am of the OPINION that the TITLE of LA Italia Marbles (I) Pvt. Ltd. in respect of said land is CLEAR AND MARKETABLE TITLE AND FREE from regd. Encumbrance.

10) While going through the search I observed that the said LA Italia Marbles (1) Pvt. Ltd. had taken project loan from RBL Bank Limited vide Mortgage Deed dated 26.05.2025 registered under sr. no.Mumbai-28-9562-2025 dated 26.05.2025in respect of land admeasuring 1393.53 sq. meters. Survey No.112, Hissa No.Apart, CTS No.4/D-1, of Village Hariyali

Mill and

Advocate.

Date: 09/09/2025

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