



S Shah & Associates | Advocates & Solicitors

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To

Maha RERA
Housefin Bhavan E Block
Bandra Kurla Complex
Bandra (East) Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of the leasehold presently situate at the Junction of Jame Jamshed Road and Narottamdas Road Matunga (CR) Mumbai 400 019 within the limits of Greater Mumbai in the district and registration sub-district of Mumbai City bearing CS No 711/10 of Matunga Division and Plot no 576 of Dadar Matunga Estate admeasuring about 817 sq yds ie 683.11 sq mts ('Land').

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1 We have investigated the title of the Plot on the request of Gurukrupa Enterprises ('Lessee') and following documents ie:-

i Description of the property:

The leasehold presently situate at the Junction of Jame Jamshed Road and Narottamdas Road Matunga (CR) Mumbai 400 019 within the limits of Greater Mumbai in the district and registration sub-district of Mumbai City bearing CS No 711/10 of Matunga Division and Plot no 576 of Dadar Matunga Estate admeasuring about 817 sq yds ie 683.11 sq mts ('Land').

ii The documents of allotment of Plot:

- a Deed of Lease dated 16th January 1946 registered under no 970 of 1946 on 29th May 1946 with the Sub Registrar at Mumbai;
- b Deed of License and Covenant dated 2nd November 1964 registered under no BOM/17/2/11 of 1965 with Sub Registrar at Mumbai;

- c Recovery Certificates dated 7th September 1956, 20th January 1959 20th February 1970, 27th February 1971 and 16th March 1974 by Income Tax Department;
- d Sale Certificate dated 27th April 1984 by Income Tax Department;
- e Deed of Release dated 19th June 1994 registered under no 1520 of 1984 on 27th January 1987 with the Sub Registrar at Mumbai;
- f Deed of Assignment dated 7th December 2007 registered under no BBE-3/3831 of 2007 on 17th December 2007 the Sub Registrar at Mumbai;
- iii Property Card issued by City Survey Department;
- iv Search Report for seventy eight(78) years of Mr N A Giridhar from 1946 2023 dated 14th August 2023;
- v Public notices issued on the 8th April 2024 in the Free Press Journal and Navshakti newspapers;

2 On perusal of the above mentioned documents and all other relevant documents relating to title of the Plot, we are of the opinion that the leasehold rights of the Lessee to the Land is clear, marketable and without any encumbrances.

Owners of the land:

- i Lessee - Gurukrupa Enterprises
- ii CS No - 711/10 of Matunga Division
- iii Plot No - 576 of Dadar Matunga Estate
- iv Qualifying comments/remarks if any - None.

3 The report reflecting the flow of the title of the Lessee to the Land is enclosed as Annexure hereto.

Encl: Annexure

For S Shah & Associates



Partner

Advocates & Solicitors

(An Associate Firm of L. D Shah & Company)

Place: Mumbai

Date: 7th July 2025



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FLOW OF TITLE OF THE LAND

Re: Title clearance certificate in respect of the leasehold presently situate at the Junction of Jame Jamshed Road and Narottamdas Road Matunga (CR) Mumbai 400 019 within the limits of Greater Mumbai in the district and registration sub-district of Mumbai City bearing CS No 711/10 of Matunga Division and Plot no 576 of Dadar Matunga Estate admeasuring about 817 sq yds ie 683.11 sq mts ('Land').

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- 1 P R Card as on date of application for registration :
Lessee – Gurukrupa Enterprises
- 2 Search report for seventy eight (78) years from 1946 till 2023 taken by Mr N A Giridhar in Sub-registrar's Office at Mumbai.
- 3 Any other relevant title:
 - (i) Deed of Lease dated 16th January 1946 registered under no 970 of 1946 on 29th May 1946 with the Sub Registrar at Mumbai made between BrihanMumbai Municipal Corporation then known as Municipal Corporation of Greater Mumbai of the one part and Manordas Kalidas Mehta ('Original Lessee') of the other part;
 - (ii) By a Deed of License and Covenant dated 2nd November 1964 registered under no BOM/17/2/11 of 1965 with Sub Registrar at Mumbai, the made between BMC of the one part and Original Lessee of the other part;

- (iii) Recovery Certificates dated 7th September 1956, 20th January 1959 20th February 1970, 27th February 1971 and 16th March 1974 by the Income Tax Department;
- (iv) By a Sale Certificate dated 27th April 1984, made between the Income Tax Department of the one part and (1) Harakchand Vassanji Gogri (2) Gopaldas Harilal Mehta ('Auction Purchasers') and (3) Mansukhlal Shivji Modi;
- (v) Deed of Release dated 19th June 1994 registered under no 1520 of 1984 on 27th January 1987 with the Sub Registrar at Mumbai, made between Mansukhlal Shivji Modi of the one part and Auction Purchasers of the other part;
- (vi) Deed of Assignment dated 7th December 2007 registered under no BBE-3/3831 of 2007 on 17th December 2007 the Sub Registrar at Mumbai, made between Auction Purchasers of the one part and Lessee of the other part;

4 Litigations, if any: (Nil)

For S Shah & Associates



Partner

Advocates & Solicitors

(An Associate Firm of L D Shah & Company)

Place: Mumbai

Date: 7th July 2025