

AJIT O. UPADHYAY

B.COM, L.L.B

ADVOCATE, HIGH COURT

B-4, 213, Rajashree Shopping Center CHS LTD., Opp. Station, Mira Road (East), Thane-401107, Email: uppadhyayajeet@gmail.com, Mobile. 7977373989

FORMAT – A

(Circular No.: 28/2021)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that Piece and Parcel of land or ground hereditaments of land admeasuring 553.60 sq. mtr. or thereabouts bearing CTS No.232, 232/1 and 232/2 (Old CTS No.232, 231/1 to7) at Village Kanheri, Taluka Borivali, in the registration district and sub-district of Mumbai City & Mumbai Suburban, together with the building known as "**Natwar Co-operative Housing Society Ltd.**" consisting of Ground plus 4 upper floors comprising of 21 premises, situate, lying and being at Dattapada Road, Opp. Welcome Hotel, Borivali (E), Mumbai-400 066 and assessed by R-Ward of the Municipal Corporation of Greater Mumbai (hereinafter referred as "**the said plot**").

I have investigated the title of the said plot on the request of Owner of Natwar Co-operative Housing Society Ltd and following documents i.e.:-

1) Description of the property:- **Natwar Co-Operative Housing Society Limited**, land admeasuring 553.60 sq.mtr. or thereabouts bearing CTS No.232, 232/1 and 232/2 (Old CTS No.232, 231/1 to7) at Village Kanheri, Taluka Borivali, in the registration district and sub-district of Mumbai City & Mumbai Suburban, together with the building known as "**Natwar Co-operative Housing Society Ltd.**" consisting of Ground plus 4 upper floors comprising of 21 premises, situate, lying and being at Dattapada Road, Opp. Welcome Hotel, Borivali (E), Mumbai-400 066. (Hereinafter referred to as the said "**Natwar Co-operative Housing Society Ltd Property**".)

2) The documents of allotment of plot:- i) By virtue of Deed of Conveyance (Deemed/Unilateral) dated 13th March, 2020 duly registered with the office of sub-registrar of assurance bearing registration No. BRL-5/3208/2020 r/w supplementary Conveyance Deed dated 4th December, 2023 duly registered with the office of sub-registrar of assurance bearing registration No. BRL-5/20026/2023 came to be executed by The District Deputy Registrar, Co-operative Societies, Mumbai City (4) Competent Authority on behalf of the defaulter landlord and Builders in favour of the said society "**Natwar Co-Operative Housing Society Limited**" as purchaser.

ii) **Redevelopment Agreement dated 22.02.2025** executed by and between **NATWAR CO-OPERATIVE HOUSING SOCIETY LIMITED**, therein referred to as "**The Society**" of the First part and **M/s. SHREENATHJI INFRACON BUILD PRIVATE LTD**, therein referred to as "**The Developer**" of Second

RECEIVED AND FILED
RECEIVED AND FILED
RECEIVED AND FILED
RECEIVED AND FILED
RECEIVED AND FILED

AJIT O. UPADHYAY

B.COM, L.L.B

ADVOCATE, HIGH COURT

B-4, 213, Rajashree Shopping Center CHS LTD., Opp. Station, Mira Road (East), Thane-401107, Email: uppadhyayajeet@gmail.com, Mobile. 7977373989

part duly registered under serial no. Serial No. MUM-22-3355-2025 with the Sub-registrar of Assurance.

iii) **Irrevocable Power of Attorney** dated **22.02.2025** granted by the said Society **NATWAR CO-OPERATIVE HOUSING SOCIETY LIMITED** in favor of Mr. RAJKUMAR BANSILAL SONI, the Director of M/s. SHREENATHJI INFRACON BUILD PRIVATE LTD. duly stamped and registered with the sub registrar of Assurances at Borivali under serial no. **MUM-22-3356-2025** with the Sub-registrar of Assurance.

3) Property card issued by City Survey Office Borivali, stand in name of **NATWAR CO-OPERATIVE HOUSING SOCIETY LIMITED** mutation entry no. 821 dated 13.03.2024.

4) **Search report** for 30 years from 1996 to 2025 [30 years], search taken at sub-registrar Office at Mumbai and Bandra, Goregaon, Kandivali and Borivali respectively.

2/- 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 Natwar Co-Operative Housing Society Limited property is clear, marketable and without any encumbrances. The said Society Natwar Co-Operative Housing Society Limited is having ownership right of the Said Plot and "**M/s. Shreenathji Infracon Build Private Ltd**" is having development right of the said plot.

Owner of The Land/Property:

1) "**Natwar Co-Operative Housing Society Limited**". (Owner)

2) "**M/s. Shreenathji Infracon Build Private Ltd**". (Developer)

In respect of land admeasuring 553.60 sq. mtrs. or thereabouts bearing CTS No. 232, 232/1 and 232/2 (Old CTS No.232, 231/1 to7) at Village Kanheri, Taluka Borivali, in the registration district and sub-district of Mumbai City & Mumbai Suburban, together with the building known as "Natwar Co-operative Housing Society Ltd." consisting of Ground plus 4 upper floors comprising of 21 premises, situate, lying and being at Dattapada Road, Opp. Welcome Hotel, Borivali (E), Mumbai-400 066.

2) Qualifying Comments/ remark if any: NO

3/- The report reflecting the flow of the title of the "Natwar Co-operative Housing Society Ltd." (Owners) and "**M/s. Shreenathji Infracon Build Private Ltd**" (Developer) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 15.07.2025



AJIT O. UPADHYAY
Advocate High Court,
B-4, 213, Rajashree Shopping Center
CHS Ltd., Opp. Railway Station,
Mira Road (East), Thane- 401107.

AJIT O. UPADHYAY

B.COM, L.L.B

ADVOCATE, HIGH COURT

B-4, 213, Rajashree Shopping Center CHS LTD., Opp. Station, Mira Road (East), Thane-401107, Email: uppadhyayaajeet@gmail.com , Mobile. 7977373989

FORMAT - A

(Circular No.: 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1. **Property card as on date of application for registration:-** Property card issued by City Survey Office Borivali, stand in name of **NATWAR CO-OPERATIVE HOUSING SOCIETY LIMITED** mutation entry no. 821 dated 13.03.2024.
2. Mutation entry No.: mutation entry no. 821 dated 13.03.2024.
3. **Search report** for 30 years from 1996 to 2025 [30 years], search taken at sub-registrar Office at Mumbai and Bandra, Goregaon, Kandivali and Borivali respectively.
4. Any other relevant title: Not Applicable.
5. Litigations if any: NIL

Date: 15.07.2025



Ajit O. Upadhyay
(Advocate)

AJIT O. UPADHYAY
Advocate High Court,
B-4, 213, Rajashree Shopping Center
CHS Ltd., Opp. Railway Station,
Mira Road (East), Thane- 401107.