



ADV. JEVIN NATHWANI

B.L.S | LL.B

ADVOCATE HIGH COURT, BOMBAY

⌚ +91 79001 11033 | + 91 91377 79544 | ✉ jevinlegal6@gmail.com
📍 No. 6, Navsangam CHS., Tilak Road, Near Vikrant Circle, Ghatkopar (East), Mumbai-400 077.

To,
MahaRERA,
E-Block, Housefin Bhavan,
Near RBI, Bandra Kurla Complex,
Bandra (East), Mumbai- 400 051.

LEGAL TITLE CERTIFICATE

SUB:- TITLE CLARANCE CERTIFICATE with respect to ALL THAT piece and parcel of Land admeasuring 677 sq. mtrs. alongwith building standing thereon namely, Mahavir Kutir 'Said Building' being the society namely, The Garodia Nagar Mahavir Kutir Co-operative Housing Society Ltd. 'Society' Situated on Plot No.27, a Garodia Nagar, Ghatkopar (East), Mumbai – 400 077' Said Land'. Bearing C.T.S No. 195/28, Survey No. 249, Hissa No.4 (part), Village- Ghatkopar, Taluka – Kurla, District Mumbai Suburban and within Municipal Ward "N" of Municipal Corporation of Greater Mumbai (Herein after collectively referred to as 'Said Property').

I have investigated the title of the said Property at the request of M/s. Vardhaman Infra Realty Private Limited.

DESCRIPTION OF THE PROPERTY

ALL THAT piece and parcel of Land admeasuring 677 sq. mtrs. alongwith building standing thereon namely, Mahavir Kutir 'Said Building' being the society namely, The Garodia Nagar Mahavir Kutir Co-operative Housing Society Ltd. 'Society' Situated on Plot No.27, a Garodia Nagar, Ghatkopar (East), Mumbai – 400 077' Said Land'.



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Bearing C.T.S No. 195/28, Survey No. 249, Hissa No.4 (part), Village- Ghatkopar, Taluka – Kurla, District Mumbai Suburban and within Municipal Ward "N" of Municipal Corporation of Greater Mumbai (Herein after collectively referred to as 'Said Property').

DOCUMENTS OF ALLOTMENT OF PLOTS

- ❖ Indenture of Lease dated 29th April, 2025 Document No. S-2117 of 1974.
- ❖ Society Registration Certificate bearing Registration No. BOM/HSG/5220/1977.
- ❖ Order bearing Ref. no. Mumbai/DDR-2/Housing/Deemed Conveyance/3648/2021 dated 2nd December, 2021.
- ❖ 7/12 extract or property card issued by City Survey Office dated 09/10/2015 for C.T.S No.195/28.
- ❖ Deed of Assignment dated 31st May, 2022 duly registered at the Sub-Registrar of Assurances at Kurla-1 under Sr. no. KRL3-9695 -2022 dated 31st May 2022.
- ❖ Copy of Development Agreement dated 09th October, 2024 registered before the Sub-Registrar of Assurances at Kurla vide Document No. KRL-4-22927-2024 executed between The Garodia Nagar Mahavir Kutir Co-operative Housing Society Ltd., Members of the society and Developer M/s Vardhaman Infra Realty Private Limited.



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- ❖ Power of Attorney executed by the between Society The Garodia Nagar Mahavir Kutir Co-operative Housing Society Ltd., in favour of Developer M/s Vardhaman Infra Realty Private Limited.

MUTATION ENTRY NO. 566 DATED 16/04/2025 IN THE NAME OF
'THE GARODIA NAGAR MAHAVIR KUTIR CO-OP. HSG. SOC. LTD.'

TITLE SEARCH REPORT FOR 30+ YEARS IS BEING TAKEN BY CLERK
MR. SACHIN B. MADHAV OF THE "SAID PROPERTY" VIDE REPORT
DATED 09.10.2024 FROM 1995 TO 2024.

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 the (following owner/ promoter/developer/company) is clear, marketable and without any encumbrances.

FLOW OF THE TITLE OF THE PROPERTY

- ❖ Pursuant to an Indenture of Lease executed on the 29th day of April, 1974 duly registered vide Document No. S-2117 of 1974 on the 18th day of June, 1974 with the Sub-Registrar of Assurances, Mumbai, between Gordhandas Shivchandra, hereinafter referred to as "The Lessor" of the one part, and M/s. Chandrakant and Co., hereinafter referred to as "The Lessee," of the other part, it is hereby acknowledged that "The Lessor" did transfer by the way of lease unto "The



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Lessee" a parcel of land measuring approximately 677 square meters, captioned as Plot No. 27, Survey No. 249, House No. 4 (Part), and C.T.S. No. 195/28, situated at Ghatkopar East, Mumbai 400077.

- ❖ The said Gordhandas Shivchandra granted unto M/s. Chandrakant and Co. the lease in respect of the said Plot on such terms as more particularly stated therein; The Lessee constructed a structure in the form of Residential building of ground plus four upper floors on the Plot known as 'Mahavir Kutir'.
- ❖ By virtue of Order bearing Ref. no. Mumbai/DDR-2/Housing/Deemed Conveyance/3648/2021 dated 2nd December, 2021 passed by Hon'ble District Deputy Registrar of Co-operative Societies (2) East Suburb, Mumbai in the Application No. 98 of 2021 filed by 'The Society' against Gordhandas Shivchandra "The Lessor" and M/s. Chandrakant & Co. "The Lessee" for Unilateral Deemed Conveyance and further by virtue of execution of Deed of Assignment dated 31st May, 2022 duly registered at the Sub-Registrar of Assurances at Kurla-1 under Sr. no. KRL3-9695 -2022 dated 31st May 2022, all that piece and parcel of land admeasuring about 677 sq. mtrs. or thereabouts (as per Conveyance Deed) bearing Plot no. 27 of Garodia Nagar Scheme, Survey no. 249, Hissa no. 4 (part) and bearing CTS No. 195/28 situated at Garodia Nagar, Ghatkopar (East), Mumbai-400077.
- ❖ By a Development Agreement dated 09th October, 2024 registered before the Sub-Registrar of Assurances at Kurla vide Document No. KRL-4-22927-2024



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executed between The Garodia Nagar Mahavir Kutir Co-operative Housing Society Ltd., Members of the society (*Stated Therein*) and Developer M/s Vardhaman Infra Realty Private Limited through its Managing Director Mr. Sahil Bipin Mehta the Society granted Development Rights in favour of the Developer with respect to the said property.

OWNERS OF THE LAND :

- 1) The Garodia Nagar Mahavir Kutir Co.op. Hsg Soc. Ltd. – having C.T.S No. 195/28.

The Reports reflecting the flow of the title of the owner on the said land is enclosed herewith as Annexure.

Encl : Annexure

Date:- 29th July, 2025



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FORMAT -A

FLOW OF THE TITLE OF THE SAID PROPERTY

- 1) 7 / 12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 566 dated 16/04/2025 in the name of 'The Garodia Nagar Mahavir Kutir Co-op. Hsg. Soc. Ltd.'
- 3) Search report for 30+ years from is being taken from 1995 to 2024 by clerk Mr. Sachin B. Madhav
- 4) Any other relevant title –
- 5) No litigation or any encumbrances.



From

ADV. JEVIN NATHWANI

Date:- 17th July, 2025