

# Dharmesh S. Jain

Advocate, High Court

A/401, Gokul Building,  
Goraswadi, Malad (West)  
Mumbai-400 064  
M: 9820 567878


FORMAT – A

(Circular No.:- 28/2021)

## FLOW OF THE TITLE OF THE SAID LAND

1. P.R. Card as on date of application for registration
2. Property cards transferred in the name of Malad Vrindavan Co-operative Housing Society Limited on 25.09.2024 by City Survey Office
3. Search Report dated 07.05.2024 of the said property as issued by Mr. Harsh Shah, Title Investigator, about the title investigation/search as conducted by him in the office of the Sub-registrars at Borivali Nos. 1 to 9 (computerized) for the period 2015 to 2024 (10 years).
4. Any other relevant title:  
NA
5. Litigations, if any:  
NA

**Date:** 29.04.2024

  
**Dharmesh S. Jain**  
Advocate, High Court

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A/401, Gokul Building,  
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To

MahaRERA

Housefin Bhavan,

E-Block, BKC,

Bandra, Mumbai 400 051.

## LEGAL TITLE REPORT

**Sub:** Title clearance certificate with respect to all that piece and parcel of the land bearing CTS No. 676, 676/1, 676/2, 676/3, 676/4 admeasuring about 1541 sq. mtrs. or thereabouts as per property card (including set back area adm. 140.38 sq. mtrs.) now bearing CTS No. 676/A and 676/B along with building standing thereon known as “Malad Vrindavan” comprising of residential flats consisting of ground and Four upper floors and comprising of 26 Residential Flats and 7 Shops and Nathamal Mulchand Bungalow occupied by 7 tenants lying being and situated at Village Malad North, Taluka: Borivali, Mumbai Suburban District within Registration District and Sub-District of Mumbai City and Mumbai Suburban being situated at Ramchandra Lane, Malad (West), Mumbai – 400064

I have investigated the title of the said property and the following documents

1) **Description of the property:**

All that piece and parcel of the land bearing CTS No. 676, 676/1, 676/2, 676/3, 676/4 admeasuring about 1541 sq. mtrs. or thereabouts as per property card (including set back area adm. 140.38 sq. mtrs.) now bearing CTS No. 676/A and 676/B along with building standing thereon known as “Malad Vrindavan” comprising of residential flats consisting of ground and Four upper floors and comprising of 26 Residential Flats and 7 Shops and

Nathmal Mulchand Bunglow occupied by 7 tenants lying being and situated at Village Malad North, Taluka: Borivali, Mumbai Suburban District within Registration District and Sub-District of Mumbai City and Mumbai Suburban being situated at Ramchandra Lane, Malad (West), Mumbai – 400064 and bounded as follows:

On or towards East	:	By Vacant plot
On or Towards West	:	By Sunrise Apartment
On or towards South	:	By 21 Hills Apartment
On or towards North	:	By Jimit Apartment

2) **The documents of allotment of plot:**

- a. By and under Conveyance Deed (Unilateral/Deemed) dated March 26, 2024 (which is duly registered under Doc. Sr. No. BRL-7/6746/2024 on March 27, 2024 with Joint Sub-Registrar of Assurances, Borivali-7, MSD) executed between Shri Dr. Kishor Mande, Competent Authority, District Deputy Registrar of Mumbai City (4), as power conferred upon him u/s 5A of Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 in compliance of the order dated October 31, 2023 bearing reference no. DDR-4/Mum./D.C./Malad Vrindavan CHS Ltd./3012/2023, therein referred as the party of the First Part and Malad Vrindavan Co-operative Housing Society Limited (**“the Society”**) therein referred as the party of the Second Part, the Society has acquired right, title and interest in respect of the property being *“all that piece and parcel of the land bearing CTS No. 676, 676/1, 676/2, 676/3, 676/4*

*admeasuring about 1541 sq. mtrs. or thereabouts as per property card (including set back area adm. 140.38 sq. mtrs.) along with building standing thereon known as “Malad Vrindavan” comprising of residential flats consisting of ground and Four upper floors and comprising of 26 Residential Flats and 7 Shops and Nathmal Mulchand Bungalow occupied by 7 tenants lying being and situated at Village Malad North, Taluka: Borivali, Mumbai Suburban District within Registration District and Sub-District of Mumbai City and Mumbai Suburban being situated at Ramchandra Lane, Malad (West), Mumbai – 400064 and more particularly described in the Schedule hereunder written” (“said property”).*

- b. The Society with the consent and confirmation of its members & tenants granted development right of the above referred property to my client M/s. Om Netra D. B. Infra LLP, a Limited Liability Partnership duly registered under the Limited Liability Partnership Act, 2008, by and under Development Agreement dated 26/04/2024 duly registered on 26/04/2024 under Serial No. BRL/7/9169/2024 and Power of Attorney dated 10/08/2022 duly registered on 10/08/2022 under Serial No. BRL/7/9177/2024.
- c. Property card issued by City Survey digitally signed on 25.09.2024 and downloaded on 25.09.2024.
- d. Search Report dated 07.05.2024 of the said property as issued by Mr. Harsh Shah, Title Investigator, about the title investigation/search was conducted by him in the office of the Sub-

registrars at Borivali Nos. 1 to 9 (computerized) for the period 2015 to 2024 (10 years).

- 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 Malad Vrindavan Co-Operative Housing Society Limited and title to carry out the redevelopment of the said property M/s. Om Netra D. B. Infra LLP i.e. Promoter/Developer has clear, marketable and without any encumbrances.

**Owner of the land:**

Malad Vrindavan Co-Operative Housing Society Limited situated at all that piece and parcel of the land bearing CTS No. 676, 676/1, 676/2, 676/3, 676/4 admeasuring about 1541 sq. mtrs. or thereabouts as per property card (including set back area adm. 140.38 sq. mtrs.) now bearing CTS No. 676/A and 676/B along with building standing thereon known as “Malad Vrindavan” comprising of residential flats consisting of ground and Four upper floors and comprising of 26 Residential Flats and 7 Shops and Nathmal Mulchand Bungalow occupied by 7 tenants lying being and situated at Village Malad North, Taluka: Borivali, Mumbai Suburban District within Registration District and Sub-District of Mumbai City and Mumbai Suburban being situated at Ramchandra Lane, Malad (West), Mumbai – 400064 and bounded as follows:

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On or towards North	:	By Jimit Apartment

3/- The report reflecting the flow of the title of the Promoter/Developer on the said land is enclosed herewith as annexure.

**Qualifying comments/remarks if any: NA.**

  
**Dharmesh S. Jain**  
**Advocate, High Court**

**Date:** 29.04.205

**Encl:** Annexure.