

JAY K. VAKIL, B.L.S/LLB, LLM
ADVOCATE HIGH COURT, MUMBAI
903, 9th Floor, Rasik CHSL., Tilak Road No. 6,
Goregaon (W), Mumbai-400104.
Mob: 9819737802, E-mail: adv.jayvakil@gmail.com

01/04/2023

LEGAL TITLE REPORT

Sub: All that piece and parcel of the Society land admeasuring 1299 square yard equivalent to 1086.12 square meters or thereabouts bearing City Survey no. 336, Plot No. 3, situated at Mouje Pahadi, Goregaon (West), Taluka Borivali within the Registration District of Mumbai Suburban and Sub-District of Bandra (hereinafter referred to as the "**said Plot**")

I, at the instance of my Client, **M/s Madhav Enterprise** through its authorized partner Mr. Sanjay H. Patel (**the said Promoter/Developer**) have investigated the title of the captioned property and who have entered into a Re - Development Agreement No. BRL-6/5122/2023 of the office of the Registrar of Assurances at Borivali-6 on 14/03/2023 and General Power of Attorney Registered No. BRL-6/5125/2023 dated 14/03/2023, and I have investigated the title of the captioned Property based on the following documents:

Description of Property:

All that piece and parcel of the Society land admeasuring 1299 square yard equivalent to 1086.12 square meters or thereabouts bearing City Survey no. 336, Plot No. 3, situated at Mouje Pahadi, Goregaon (West), Taluka Borivali within the Registration District of Mumbai Suburban and Sub-District of Bandra belonging to Paras Goregaon Co-operative Housing Society Limited (hereinafter referred as **the said Society**).

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Documents of Allotment Of Plot:

1. By virtue of a Deed of Conveyance dated 2nd June, 1972 ("**Deed of Conveyance**") executed by and between one (1) Baliram Dattatraya Thakur therein being the Vendor of the First Part; (2) Devraj Mohanraj and Hastimal Devraj as the builders under the firm name Gundecha Builders therein referred to as the Confirming Party of the Second Part and (3) the Society herein, therein being the Purchaser of the Third Part; the Vendor therein with the consent and confirmation of the Confirming Party duly sold, conveyed and transferred unto the Society all that piece and parcel of land admeasuring 1299 square yard equivalent to 1086.12 square meters or thereabouts bearing Survey no. 35 lying being and situate at Mouje Pahadi, Goregaon (West), Taluka Borivali within the Registration District of Bombay Suburban and Sub-District of Bandra (hereinafter referred to as the "**said Land**") together with a building standing thereon known as 'Paras' having ground plus 3 upper floors comprising of 15 residential flats and 11 commercial unit/s aggregating to 26 members ("**said Building**"), for such consideration and on the terms and conditions as more particularly set out therein. The said Land and the said Building shall hereinafter be collectively referred to as the "**said Property**".
2. Copy of Completion Certificate bearing no. GBP/397 dated 25th February, 1972 issued by the MCGM.
3. By Development Agreement dated 14/03/2023 executed by and between Paras Goregaon Co-operative Housing Society Limited through Secretary Mr. Ganesh Iyer, Chairperson Mrs. Rosy Chettiar and Treasurer Mr. Yashwant Bhalerao as the Society of the First Part, M/s. Madhav Enterprise through Partners Mr. Sanjay H. Patel as the Developers of the Second Part and the members



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of the Society as the Third Part. The said document was duly registered vide serial no. BRL-6-5122-2023.

4. Search Report dated 14/03/2023 issued by Mr. Sunil Nate, Title Investigator, in respect of the said Land.
5. Public Notice dated 10/04/2023 issued by the Advocate of the Developers.
6. Copy of Society registration certificate

INDEX II

The extract of the Property Register Card extracted on 25/01/977 in respect of the aforementioned land reflects the name of Paras Goregaon CHSL as the Owner thereof.

SEARCH REPORT FOR 30 YEARS

1. Search Report dated 14/04/2023 issued by Mr. Sunil Nate, Title Investigator, in respect of the said Land for search taken in the offices of Sub-Registrar at Mumbai & Bandra from the year 1993 to 2022 (30 years), Goregaon from the year 1995 to 2022 (28 years) and Borivali & Goregaon Computer Record from the year 2002 to 2022 (21 years).
2. The title of the society i.e Paras Goregaon Co-operative Housing Society Limited is free from all encumbrances and the said property is clear and marketable.



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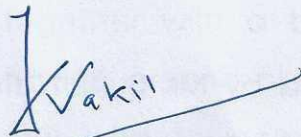
OWNER OF THE SAID PROPERTY- Paras Goregaon Co-operative Housing Society Limited

As per the Deed of Conveyance the plot size is 1299 square yard equivalent to 1086.12 square meters

There are no pending litigations/ orders affecting the said Property in any Court of Law, revenue courts/ tribunals/ authorities, judicial or quasi-judicial or Arbitral Tribunal.

There are no charges/mortgages on the said Property. Further, the said Property is free from all encumbrances.

The report reflecting the flow of the title of the Society i.e. Paras Goregaon Co-operative Housing Society Limited on the said Property is enclosed herewith as annexure.




Adv. Jay vakil
Code- MAH/3618/2012

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FLOW OF THE TITLE OF THE SAID PROPERTY

- i. Copy of Registered Deed of Conveyance dated 2nd June, 1972
- ii. Copy of Re-Development Agreement duly registered under serial no. BRL-6/5122/2023 of the office of the Registrar of Assurances at Borivali-6 on 14/03/2023 and General Power of Attorney Registered No. BRL-6/5125/2023 dated 14/03/2023 executed between Parad Goregaon Co-operative Housing Society Limited ("Society"), Existing Members of the Society and **M/s. Madhav Enterprise** ("Promoter")
- iii. Property Card of the said Property
- iv. Search Report dated 14/04/2023 issued by Mr. Sunil Nate
- v. Public Notice dated 10/04/2023
- vi. Litigation on Plot- NA


Advocate Jay Vakil

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