



FORMAT A
(Circular 28/2021) dated 08-03-2021

Date - 24/06/2025

To
The Maharashtra Real Estate Regulatory Authority
Near BKC, Housepin Bhavan,
Near RBI – E Block,
Bandra Kurla Complex,
Bandra (East), Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of non-agricultural land or ground bearing Plot no. 532, Survey no. 1000, CTS no. 787-F, 787-F/1 to 10 (pt.) Adm. Area: 1839.5 Sq.Mtr. or thereabouts as per Conveyance documents and 1446 sq.mtrs. or thereabouts as per Property register cards, situate, lying and being at the revenue village of Mulund (West), at junction of Jata Shankar Dosa Road and Netaji Subhash Chandra Road, Mulund West, Mumbai- 400080, within Taluka Kurla, Mumbai Suburban District ("said Plot") together with building (now demolished) known as "Round building or Shanti Bhavan - A", within the limits of 'T' ward of the Municipal Corporation of Greater Mumbai through its owner, Mithalal Boarana Family Trust, a Private Trust duly incorporated in year 1980 and having its registered office at above said Plot ("said Owner").

I have investigated the title of the said Plot on the request of the said 'Mithalal Boarana Family Trust' the Owners for the redevelopment Project for the said Plot belonging to them and following documents i.e.: -

- 1) Description of the property: As above.

2) The documents of allotment of Plot:

- 1) Original Conveyance Deeds dated 5th August 1983, 6th August 1983, 8th August 1983 and 9th August 1983, executed at such date/s concerning the purchase of the said Plot along with structure thereon.
- 2) Photostat copy of Deed of Trust executed settled for 'Mithalal Boarana Family Trust' dated 25th November 1980;
- 3) Photostat copy of Property Register Cards;
- 4) Original 7/12th extract;
- 5) Search Report for 30 years, from 1995 to 2025 (until 16-05-2025) for the mentioned property;

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of '**Mithalal Boarana Family Trust**' for the redevelopment Project of said Plot is clear, marketable and without any encumbrances.

Owner/Lessors of the said Plot

1. Mithalal Boarana Family Trust.
2. Qualifying comments/remarks, if any- NA

3) The report reflecting the flow of the title of the Owner on the said Plot is enclosed herewith as annexure.

Jatin Lalwani
Advocate

Date: 24-06-2025

**J B LAALWANI & CO
ADVOCATES & ATTORNEYS**
903, 360 Degree Business Park,
LBS Marg, Mulund (West),
Mumbai - 400 080.

Encl : Annexure.

FORMAT A

(Circular no. 28/2021)

FLOW OF THE TITLE OF THE SAID PLOT.

Sub: Title clearance certificate with respect to all that piece or parcel of non-agricultural land or ground bearing Plot no. 532, Survey no. 1000, CTS no. 787-F, 787-F/1 to 10 (pt.) Adm. Area: 1839.5 Sq.Mtr. or thereabouts as per Conveyance documents and 1446 sq.mtrs. or thereabouts as per Property register cards, situate, lying and being at the revenue village of Mulund (West), at junction of Jata Shankar Dosa Road and Netaji Subhash Chandra Road, Mulund West, Mumbai- 400080, within Taluka Kurla, Mumbai Suburban District ("said Plot") together with building (now demolished) known as "Round building or Shanti Bhavan - A", within the limits of 'T' ward of the Municipal Corporation of Greater Mumbai through its owner, Mithalal Boarana Family Trust, a Private Trust duly incorporated in year 1980 and having its registered office at above said Plot ("said Owner").

- 1) 7/12 extract / P.R. Card as on date of application for registration;
- 2) Mutation Entries bearing no. 1524 dated 18-01-2016 and Mutation entry dated 06-09-1985 in which Application from Mithalal Boarana trust dated 26-08-1985 have been duly updated in Property card.
- 3) The Search report for 30 years from 1995 to 2025 taken from Jt. Sub-Registrar' office does not show any encumbrances in the above referred Plots. The Search Clerk also found that some pages of registers are torn and computer index II entry book has not been maintained properly.
- 4) Any other relevant title –

9

- (i) An order by Sub-Divisional Officer, Mumbai Suburban having reference number LND6498 dated 03/10/78 and DLNLNDA7339 dated 03/10/78 with reference to partitioning of Plot no. 631, 632, 666, 667, 668, 669 was duly executed and had been partitioned into various sub-city survey numbers numbered as 787/□/2/[18], 787/□/4/[20], 787/□/10/[26], 787/□/3/[19], 787/□/5/[21], 787/□/6/[22], 787/□/7/[23], 787/□/8/[24], 787/□/9/[25], 787/□/1, 787/f/.
- (ii) By and under a duly registered Conveyance Deed dated 05-08-1983, entered between Shri Nishith Jagdish Chanchani through his constituted Attorney Shri Hasmukh Harilal Chanchani and Mithalal Boarana Family Trust (represented by it's the then trustees 1) Shri Mithalal Chaturbhuj Boarana, 2) Shri Prakashkumar Raichandji Boarana, the said Trust purchased the said Plot along with structures thereon for the consideration and upon the terms and conditions mentioned therein, from the abovementioned Vendor/s his/her/their undivided 2/17th share in the said Plot along with structures thereon and the said Conveyance Deed is duly registered with the Sub-Registrar of Assurances under serial no. BOM. /S-2454-1983;
- (iii) By and under a duly registered Conveyance Deed dated 06-08-1983, entered between Shri Kantilal Jatashankar Chanchani as Trustee of Smt. Nirmala Chanchani Memorial Charitable Trust by his constituted Attorney Shri Hasmukh Harilal Chanchani and Mithalal Boarana Family Trust (represented by it's the then trustees - 1) Shri Mithalal Chaturbhuj Boarana, 2) Shri Prakashkumar Raichandji Boarana, the said Trust purchased the said Plot along with structures thereon for the consideration and upon the terms and conditions mentioned therein, from the abovementioned Vendor/s his/her/their undivided 2/17th share in the said Plot along with structures thereon and the said Conveyance Deed is duly registered with the Sub-Registrar of Assurances under serial no. BOM. /S-2458-1983;
- (iv) By and under a duly registered Conveyance Deed dated 08-08-1983, entered between Smt. Anuben Hasmukh by her constituted Attorney Shri Hasmukh Harilal Chanchani and Mithalal Boarana Family Trust (represented by it's the then trustees 1) Shri Mithalal Chaturbhuj Boarana, 2) Shri Prakashkumar Raichandji Boarana, the said Trust purchased the said Plot along with structures thereon

5) Accordingly, their names were recorded as in 'Property Register Card in year 1985.

- (xi) N.A. Order dated – Not available;
- (xii) Search Report dated 16-05-2025 issued by Search Clerk Mr. Manoj Kunde in respect of the above referred Plot for the period from year 1995 to 2025 (until 16-05-2025).
- (xiii) No claims being received in respect of public notice dated 26 April 2025, given by us whereby inviting claims of any person/s in respect of the Plot in following new papers viz 'Business Standard' in English Newspaper whereas In Marathi language on 'Aapla Mahanagar' Newspaper, in respect of the said Plot ("Public Notice");
- (xiv) In my opinion, the title Mithalal Boarana Family Trust to the above referred Plot is clear, marketable and free from encumbrances.

4) Litigations if any – Not Pending

Date: 25-06-2024

Advocate

**J B LAALWANI & CO
ADVOCATES & ATTORNEYS**
903, 360 Degree Business Park.
LBS Marg, Mulund (West),
Mumbai - 400 080.

for the consideration and upon the terms and conditions mentioned therein, from the abovementioned Vendor/s his/her/their undivided 2/17th share in the said Plot along with structures thereon and the said Conveyance Deed is duly registered with the Sub-Registrar of Assurances under serial no. BOM. /S-2457-1983;

(v) By and under a duly registered Conveyance Deed dated 08-08-1983, entered between Shri Dinesh Dalpat Chanchani by his constituted Attorney Shri Hasmukh Harilal Chanchani and Mithalal Boarana Family Trust (represented by it's the then trustees 1) Shri Mithalal Chaturbhuj Boarana, 2) Shri Prakashkumar Raichandji Boarana, the said Trust purchased the said Plot along with structures thereon for the consideration and upon the terms and conditions mentioned therein, from the abovementioned Vendor/s his/her/their undivided 2/17th share in the said Plot along with structures thereon and the said Conveyance Deed is duly registered with the Sub-Registrar of Assurances under serial no. BOM. /S-2459-1983;

(vi) By and under a duly registered Conveyance Deed dated 05-08-1983, entered between Shri Prakash Himmatal Chanchani by his constituted Attorney Shri Hasmukh Harilal Chanchani and Mithalal Boarana Family Trust (represented by it's the then trustees 1) Shri Mithalal Chaturbhuj Boarana, 2) Shri Prakashkumar Raichandji Boarana, the said Trust purchased the said Plot along with structures thereon for the consideration and upon the terms and conditions mentioned therein, from the abovementioned Vendor/s his/her/their undivided 2/17th share in the said Plot along with structures thereon and the said Conveyance Deed is duly registered with the Sub-Registrar of Assurances under serial no. BOM. /S-2455-1983;

(vii) By and under a duly registered Conveyance Deed dated 09-08-1983, entered between Shri Mahesh Dhirajlal Chanchani by his constituted Attorney Shri Hasmukh Harilal Chanchani and Mithalal Boarana Family Trust (represented by it's the then trustees 1) Shri Mithalal Chaturbhuj Boarana, 2) Shri Prakashkumar Raichandji Boarana, the said Trust purchased the said Plot along with structures thereon for the consideration and upon the terms and conditions mentioned therein, from the abovementioned Vendor/s his/her/their undivided 2/17th share in the said Plot along with structures thereon and the said Conveyance Deed is duly registered

with the Sub-Registrar of Assurances under serial no. BOM. /S-2453-1983;

(viii) By and under a duly registered Conveyance Deed dated 06-08-1983, entered between Shri Ashok Jayantilal Chanchani by his constituted Attorney Shri Hasmukh Harilal Chanchani and Mithalal Boarana Family Trust (represented by it's the then trustees 1) Shri Mithalal Chaturbhuj Boarana, 2) Shri Prakashkumar Raichandji Boarana, the said Trust purchased the said Plot along with structures thereon for the consideration and upon the terms and conditions mentioned therein, from the abovementioned Vendor/s his/her/their undivided 2/17th share in the said Plot along with structures thereon and the said Conveyance Deed is duly registered with the Sub-Registrar of Assurances under serial no. BOM. /S-2456-1983;

(ix) By and under a duly registered Conveyance Deed dated 06-08-1983, entered between Smt. Muktagiri Mukundrai Pathak by her constituted Attorney Shri Hasmukh Harilal Chanchani and Mithalal Boarana Family Trust (represented by it's the then trustees 1) Shri Mithalal Chaturbhuj Boarana, 2) Shri Prakashkumar Raichandji Boarana, the said Trust purchased the said Plot along with structures thereon for the consideration and upon the terms and conditions mentioned therein, from the abovementioned Vendor/s his/her/their undivided 1/17th share in the said Plot along with structures thereon and the said Conveyance Deed is duly registered with the Sub-Registrar of Assurances under serial no. BOM. /S-2452-1983;

(x) By and under a duly registered Conveyance Deed dated 08-08-1983, entered between Shri Bhagwanlal Jatashankar Chanchani by his constituted Attorney Shri Hasmukh Harilal Chanchani and Mithalal Boarana Family Trust (represented by it's the then trustees 1) Shri Mithalal Chaturbhuj Boarana, 2) Shri Prakashkumar Raichandji Boarana, the said Trust purchased the said Plot along with structures thereon for the consideration and upon the terms and conditions mentioned therein, from the abovementioned Vendor/s his/her/their undivided 2/17th share in the said Plot along with structures thereon and the said Conveyance Deed is duly registered with the Sub-Registrar of Assurances under serial no. BOM. /S-2460-1983.



