

**FORMAT -A**

(Circular 28/2021 dated 08/03/2021)

To,

**Maharashtra Real Estate Regulatory Authority**3<sup>rd</sup> to 9<sup>th</sup> floor, Housefin Bhavan,

Plot No. C - 21, E - Block,

Bandra Kurla Complex,

Bandra (E), Mumbai 400051

Tel. No. +91 (22) 6811 1600

**LEGAL TITLE REPORT**

**Sub :** Title Clearance Certificate with respect to Plot No. 12, 13 & 14 correspondingly bearing CTS No. 124/1, 124/2 and 124/3 Village Ghatkopar, Taluka Ghatkopar / Kurla MSD each admeasuring about 488 Square Meters Totaling to 1,464.00 Sq. Meters ("**The Said Plots**" / "**The said Property**").

1. I have investigated the title of the said plots on the request of Jay Neminath Co-operative Housing Society Limited (A Society registered under the provisions of Maharashtra Housing Co-operative Societies Act, 1960 bearing Registration No. Bom./HSG./2759 of 1971 dated 02-02-1971 ("**The Owners**" / "**The Society**") having address at Sanghani Estate Ghatkopar (West) Mumbai 400086 and Messrs S. P. Infra ("**The Developers**") having office at Shop No. G/6, Mistry Palace, Near Trimurti Soc. Sion, Chunabhatti (East) Mumbai 400022 and following documents i.e. :-
  - a) Description of the Property.
  - b) The documents of Allotment of Plot.
  - c) Property Register Cards issued by City Survey Officer on **23-June-2025**, Mutation Entry No. 2344 dated **13-09-1974**.
  - d) Search report for 30 Years from **1994 to 2025**.
2. **JAY NEMINATH CO.OP. HOUSING SOCIETY LTD.** A Society registered under the provisions of Maharashtra Housing Co-operative Societies Act, 1960 bearing Registration No. Bom./HSG./2759 of 1971 dated 02-02-1971 has been owner of the plot of land bearing CTS No. 124/1, Plot No. 12 revenue village Ghatkopar, Taluka Kurla (Ghatkopar) Mumbai suburban District, admeasuring 488 Sq. Meters alongwith a Building having 10 flats and having 10 Members (herein after referred to "**Plot No. 12**") situated at Sanghani Estate Ghatkopar (West) Mumbai 400086.
3. **JAY NEMINATH DARSHAN CO.OP. HOUSING SOCIETY LTD.** A Society registered under the provisions of Maharashtra Housing Co-operative Societies Act, 1960 bearing Registration No. Bom./HSG./3117 of 1971 dated 4-9-1971 has been owner of the plot of land bearing CTS No. 124/2, Plot No. 13 revenue village Ghatkopar, Taluka Kurla (Ghatkopar) Mumbai suburban District, admeasuring 488 Sq. Meters alongwith a Building having 10 flats and having 10 Members (herein after referred to "**Plot No. 13**") situated at Sanghani Estate Ghatkopar (West) Mumbai 400086.



4. **JAY NEMINATH KRUPA CO.OP. HOUSING SOCIETY LTD.** A Society registered under the provisions of Maharashtra Housing Co-operative Societies Act, 1960 bearing Registration No. Bom./HSG/3429 of 1972 dated 27-03-1972 has been owner of the plot of land bearing CTS No. 124/3, Plot No. 14 revenue village Ghatkopar, Taluka Kurla (Ghatkopar) Mumbai suburban District, admeasuring 488 Sq. Meters alongwith a Building having 10 flats and having 10 Members (herein after referred to "**Plot No. 14**") situated at Sanghani Estate Ghatkopar (West) Mumbai 400086.
5. By and under an IOD and CC bearing No. CE/1330/BSI/AN issued by Municipal Corporation of Greater Bombay (now Mumbai) ("**MCGM**"), MCGM granted permission for construction of the Building and the Society obtained occupation certificate of the aforesaid Jay Neminath building constructed on a portion of the Land, bearing CTS No. 124/1 ("**Jay Neminath**").
6. By and under an IOD and CC bearing No. CE/1468/BSI/AN issued by Municipal Corporation of Greater Bombay (now Mumbai) ("**MCGM**"), MCGM granted permission for construction of the Building and the Society, **Jay Neminath Darshan** obtained occupation certificate of the aforesaid Jay Neminath Darshan building constructed on a portion of the Land, bearing CTS No. 124/2 ("**Jay Neminath Darshan**").
7. By and under an IOD and CC bearing No. CE/1432/BSI/AN issued by Municipal Corporation of Greater Bombay (now Mumbai) ("**MCGM**"), MCGM granted permission for construction of the Building and the Society, **Jay Neminath Krupa** obtained occupation certificate of the aforesaid Jay Neminath Krupa building constructed on a portion of the Land, bearing CTS No. 124/3 ("**Jay Neminath Krupa**").
8. **Jay Neminath CHS Ltd, Jay Neminath Darshan CHS Ltd and Jay Neminath Krupa CHS Ltd** envisaged the amalgamation of the Three Societies and the said Three Properties for better overall redevelopment planning and provision of amenities to be provided to the Societies. The Societies and all their respective members agreed to the amalgamation of the Societies being adjoining societies/buildings to form a larger single society and for the same also agreed to deregistering Jay Neminath Darshan CHS Ltd and Jay Neminath Krupa CHS Ltd merging with the Jay Neminath CHS Ltd, accordingly on application filed by all the three Societies, The Deputy Registrar Co-operative Societies, N Ward Mumbai vide its order dated 15-06-2023 bearing reference No. ज.क्र.उपनि/एन-वि/क.१७नि.१६/आदेश/१०२८/२०२३ amalgamated Jay Neminath Darshan CHS Ltd, Jay Neminath Krupa CHS Ltd in to Jay Neminath CHS Ltd Copy of the Order of The Deputy Registrar Co-operative Societies, N Ward Mumbai dated **15-06-2023**.
9. Plot No.12 and Plot No.13 and Plot No.14 amalgamated Plots stands at 1,464 sq. mtrs. Further, pursuant to final order dated **15-06-2023** bearing reference No. ज.क्र.उपनि/एन-वि/क.१७नि.१६/आदेश/१०२८/२०२३, passed by The Deputy Registrar Co-operative Societies, "N" Ward Mumbai, **JAY NEMINATH DARSHAN CO.OP. HOUSING SOCIETY LTD.** and **JAY NEMINATH KRUPA CO.OP. HOUSING SOCIETY LTD** were amalgamated unto Jay Neminath CHS Ltd (hereinafter referred to as the "**Jay Neminath Society**") bearing registration no. Bom./HSG./2759 of 1971 dated 02-02-1971 ("**The Said Land**").
10. The Society Jay Neminath CHS Ltd, thus become rightfully and sufficiently entitled to redevelop the said Property and are in possession of the said Property.





11. Jay Neminath Co-operative Housing Society Limited ("The society") executed and registered **Development Agreement** with Messrs S P Infra ("The Developers") dated **05-Feb-2024** registered with sub Registrar of Assurances under his Sr. No. KRL5-2972-2024 dated 05-Feb-2024.
12. Jay Neminath Co-operative Housing Society Limited ("The society") executed and registered **Power of Attorney** in favour of Messrs S P Infra ("The Developers") dated **05-Feb-2024** registered with Sub Registrar of Assurances under his Sr. No. KRL5-2982-2024 dated **05-Feb-2024**.
13. 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 Jay Neminath Co-operative Housing Society Limited ("**The Owners**") is clear, marketable and without any encumbrances.
14. **Owner of the Land : Jay Neminath Co-operative Housing Society Limited.**
15. **Developer of the Land: M/s. S. P. Infra**
16. **Description of the Property. :** All those pieces or parcels of the land bearing CTS Nos. 124/1 and 124/2 and 124/3, correspondingly to Plot No. 12, 13 and 14 admeasuring in the aggregate **1,464** square meters of Village Ghatkopar (West), Taluka Ghatkopar, in the Registration District Mumbai and Sub-District Mumbai Suburban.
17. The report reflecting the flow of the title of the Owners for the said plot of land is annexed herewith.

Encl: Annexure

Date : 25 July 2025



  
Advocate

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(Circular 28/2021)

**FLOW OF THE TITLE OF THE SAID LAND.**

- 1) Property Register Cards issued by City Survey Officer on **23-June-2025**, Mutation Entry No. 2344 dated **13-09-1974**.
- 2) Search report for 30 Years from **1994 to 2025**.
  1. **JAY NEMINATH CO.OP. HOUSING SOCIETY LTD.** A Society registered under the provisions of Maharashtra Housing Co-operative Societies Act, 1960 bearing Registration No. Bom./HSG./2759 of 1971 dated 02-02-1971 has been owner of the plot of land bearing CTS No. 124/1, Plot No. 12 revenue village Ghatkopar, Taluka Kurla (Ghatkopar) Mumbai suburban District, admeasuring 488 Sq. Meters alongwith a Building having 10 flats and having 10 Members (herein after referred to "**Plot No. 12**") situated at Sanghani Estate Ghatkopar (West) Mumbai 400086.
  2. **JAY NEMINATH DARSHAN CO.OP. HOUSING SOCIETY LTD.** A Society registered under the provisions of Maharashtra Housing Co-operative Societies Act, 1960 bearing Registration No. Bom./HSG./3117 of 1971 dated 4-9-1971 has been owner of the plot of land bearing CTS No. 124/2, Plot No. 13 revenue village Ghatkopar, Taluka Kurla (Ghatkopar) Mumbai suburban District, admeasuring 488 Sq. Meters alongwith a Building having 10 flats and having 10 Members (herein after referred to "**Plot No. 13**") situated at Sanghani Estate Ghatkopar (West) Mumbai 400086.
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  4. By and under an IOD and CC bearing No. CE/1330/BSI/AN issued by Municipal Corporation of Greater Bombay (now Mumbai) ("**MCGM**"), MCGM granted permission for construction of the Building and the Society obtained occupation certificate of the aforesaid Jay Neminath building constructed on a portion of the Land, bearing CTS No. 124/1 ("**Jay Neminath**").
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3) Any other relevant title. - NA

4) Litigations if any - NIL

Date : 25 July 2025



  
Advocate