

**VJS Associates**  
**Advocates**

608, Topiwala Center, Off S. V. Road, Goregaon (West), Mumbai - 400 104.  
Tel: 022-4002 0103. Email: [vjsassociates@gmail.com](mailto:vjsassociates@gmail.com)

15<sup>th</sup> July 2025.

To,  
The Chairman,  
Maharashtra Real Estate Regulatory Authority (MahaRERA),  
Housefin Bhavan,  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai - 400 051.

**LEGAL TITLE REPORT**

**Sub: Title clearance certificate with respect to all that piece and parcel of non-agricultural land bearing Plot No. 17/25B, being a portion of Original Final Plot No. 82/17B of Town Planning Scheme No. II, Santacruz (2<sup>nd</sup> Variation) (Final) admeasuring 421.4 sq. meters. (less area admeasuring 47 sq. meters, as the Road setback Area already handed over to MCGM) and bearing CTS No. 339-D of Village Bandra, Taluka Andheri, District Mumbai Suburban District situated lying and being at 23 Saraswati Road, Santacruz (West), Mumbai - 400 054 (hereinafter referred to as "the said Plot").**

1. On the instructions of our clients, **M/s. Poonam Habitat LLP**, a Limited Liability Partnership, incorporated under the provisions of the Limited Liability Partnership Act, 2008, holding LLP Identification No. ACE-4250; and having its registered office at Timestar House, 12, Udyog Nagar, S. V. Road, Goregaon (West), Mumbai - 400 062, (hereinafter collectively referred to as "**the said Developer/Promoter**"), we have investigated the title of the Owners of the said Plot viz. (1) Shalini Surendra Balsavar, (2) Reetha Balsavar, and (3) Deepa Surendra Balsavar, (hereinafter collectively referred to as "**the said Owners**") for the said Developer/Promoter entitlement to put up construction on the said Plot. In the course of such investigation, we have perused photocopies of the following documents;
  - a. Property Registered Card bearing C.T.S No. 339-D of Village Bandra, Taluka Andheri, Mumbai Suburban District.
  - b. Copy of the Indenture dated 17th January 1945, Reg. No. BOM/580/1945 (Saraswat Suburban Co-operative Housing Society Ltd. to Kalle Pandurang Rao and Mrs. Krishnabai Kalle.
  - c. Indenture dated 7th January 1952, Reg. No. BOM/733/1952 (Kalle Pandurang Rao and Krishnabai Kalle to Surendra Ramarao Balsavar).



- d. Will and Testament dated 25th December 2009 of Surendra Ramarao Balsavar.
- e. Death Certificate of Surendra Ramarao Balsavar.
- f. Letters of Administration with Will annexed dated 20th December 2017 issued by the Bombay High Court.
- g. Formal Deed of Transfer dated 13th August 2021, Reg. No. BDR9/8991/2021 (Reetha Balsavar & Deepa Surendra Balsavar to Shalini Surendra Balsavar).
- h. Formal Deed of Transfer dated 13th August 2021, Reg. No. BDR9/8994/2021 (Reetha Balsavar & Deepa Surendra Balsavar to Reetha Balsavar).
- i. Formal Deed of Transfer dated 13th August 2021, Reg. No. BDR9/8996/2021 (Reetha Balsavar & Deepa Surendra Balsavar to Deepa Surendra Balsavar).
- j. Deed of Rectification dated 23rd August 2022, Reg. No. BDR9/12123/2022 (Rectifying Index-II of BDR9/8991/2021).
- k. Deed of Rectification dated 23rd August 2022, Reg. No. BDR9/12124/2022 (Rectifying Index-II of BDR9/8994/2021).
- l. Deed of Rectification dated 23rd August 2022, Reg. No. BDR9/12125/2022 (Rectifying Index-II of BDR9/8996/2021).
- m. Search report dated 23rd February 2024 by the search clerk, Mr. Alpesh Tetgure for search of the said property at Mumbai, Bandra, Andheri, Khar, Vile Parle & Jogeshwari Sub Registrar Office No. 1 to 7 from 1945 to 2024 i.e. for 80 Years.
- n. Development Agreement dated 4th May 2024, Reg. No. BDR1/6798/2024 (Owners granting development rights to Poonam Habitat LLP).
- o. Irrevocable Power of Attorney dated 4th May 2024, Reg. No. BDR1/6802/2024 (Owners granting power of attorney to Poonam Habitat LLP partners).
- p. Titled Declaration dated 5th June 1953, Reg. No. BOM/3398-B/1953.  
(Found in search, but owners state it relates to adjoining land).
- q. Indenture of Mortgage (without possession) dated 2<sup>nd</sup> July, 2025 Regn. No. MBI19-9159-2025.



2. A public notice in two newspapers, namely, The Free Press Journal (English) - Mumbai and Navashakti (Marathi) - Mumbai, published on 20th December 2023.

3. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot, and subject to what is stated hereinabove, we are of the opinion that the **title of the said Owners, i.e., (1) Shalini Surendra Balsavar, (2) Reetha Balsavar and (3) Deepa Surendra Balsavar**, on the said Plot is clear, marketable and without any encumbrance. The title of the said Developer/Promoter is clear, marketable, subject to the encumbrance of charge of M/s. Truhome Finance Limited, for the construction finance/loan availed by the Developer/Promoter by mortgaging the Developer's share in the project.
4. The report reflecting the flow of the title of the (1) Shalini Surendra Balsavar, (2) Reetha Balsavar, and (3) Deepa Surendra Balsavar (**Owners**) and M/s. Poonam Habitat LLP (**Developer/Promoter**) is enclosed herewith as "**Annexure - A**".

For VJS Associates  
Advocates

Vipul J. Shah  
Proprietor



Encl: **Annexure - A.**



**VJS Associates**  
**Advocates**

608, Topiwala Center, Off S. V. Road, Goregaon (West), Mumbai - 400 104.  
Tel: 022-4002 0103. Email: [vjsassociates@gmail.com](mailto:vjsassociates@gmail.com)

**Annexure - A**

**FLOW OF THE TITLE OF THE OWNERS OF THE SAID PLOT**

**1. LAND OWNERSHIP:**

- 1.1. By an Indenture dated 17<sup>th</sup> January, 1945 executed by and between The Saraswat Suburban Co-operative Housing Society Ltd., (therein referred to as "the Vendor Society") and Mr. Kalle Pandurang Rao and Mrs. Krishnabai Kalle (therein referred to as "the Purchasers") and registered with the Office of the Sub-Registrar of Assurances at Bombay under serial no. BOM/580/1945, the Vendor society therein did thereby grant, sell, assign, release, convey and assure unto and in favour of the Purchaser therein all that piece and parcel of vacant land or ground situated lying and being at Danda (Santacruz) being Plot nos. 17 and 25 of the Vendors Society's scheme and being a portion of Final plot no. 82 of Santacruz Town Planning Scheme No. II in the registration Sub-District of Bandra in the Bombay suburban District containing by admeasurement 2103.50 sq. yards or thereabouts, for the consideration and on the terms and conditions set out therein.
- 1.2. By an Indenture dated 7<sup>th</sup> January, 1952, executed by and between Mr. Kalle Pandurang Rao and Mrs. Krishnabai Kalle, (therein referred to as "the Vendors") and Surendra Ramarao Balsavar (therein referred to as "the Purchaser") and registered with the Office of the Sub-Registrar of Assurances at Bombay under serial no. BOM/733/1952, the Vendors therein did thereby sell, assign, release, convey and assure unto and in favour of the Purchaser all that piece and parcel of vacant land or ground situated, lying and being at Danda (Santacruz) now described as plot no. 17/25B being a portion of plot nos. 17 and 25 of the Saraswat Suburban Co-operative Housing Society Scheme and being a portion of final plot No. 82 of Santacruz Town Planning Scheme No. II in registration sub-district of Bandra in Bombay Suburban District in Greater Bombay containing by admeasurement 504. Sq. yards. or thereabouts, for the consideration and on the terms and conditions set out therein.
- 1.3. Surendra Ramarao Balsavar (hereinafter also referred to as "the said Surendra"/ "the said Deceased") died testate at Mumbai on 21<sup>st</sup> October, 2010, leaving behind him surviving his wife, Shalini Surendra Balsavar and 2 daughters namely, Reetha Balsavar and Deepa Surendra Balsavar and one son namely Rajiv Balsavar as his only heirs/legal representatives as per the law of succession by which he was governed at the time of his death. During his lifetime, the said Surendra (since deceased) declared his last Will and Testament dated 25<sup>th</sup> December, 2009 (hereinafter referred to as "the said Will"). The said



Surendra under the said Will inadvertently failed to appoint any person as an Executor to execute the said Will.

- 1.4. Reetha Balsavar, Deepa Surendra Balsavar being the Daughters next to kin and beneficiaries named under the said Will of the said Deceased applied for a grant of Letters of Administration with the copy of Will annexed to the Hon'ble High Court of Judicature at Bombay in its Testamentary and Intestate Jurisdiction and the Hon'ble High Court at Bombay was pleased to issue Letters of Administration with the copy of Will annexed in respect of the said Will on 20<sup>th</sup> December, 2017 (hereinafter referred to as "the said Probate").
- 1.5. By Formal Deed of Transfer dated 13<sup>th</sup> August 2021, executed by and between (1) Reetha Balsavar, (2) Deepa Surendra Balsavar (therein referred to as "the Transferors") and Shalini Surendra Balsavar (therein referred to as "the Transferee") and registered with the Office of the Sub-Registrar of Assurances under serial no. BDR9/8991/2021, the Transferors therein being the proving administrators of the property and estate of said Surendra pursuant to the Will and Testament dated 25<sup>th</sup> December 2009, did thereby transfer, convey and assign unto and in favour of the Transferee therein all that 50% undivided share, right, title and interest in a plot of land bearing Plot No. 17/25B being the portion of Original Final Plot no. 82/17B of Town Planning Scheme No. II Santacruz (2<sup>nd</sup> Variation) (Final) admeasuring 421.4 sq. meters (Less area admeasuring 47 sq. meters as Road setback area already handed over to MCGM) and being C.T.S. No. 339-D of Village Bandra, Taluka Andheri District Mumbai Suburban District together with right, title and interest in the entire Ground Floor and First Floor Premises having 2000 sq. ft. carpet area of the building standing thereon known as "Armaan" comprising of Ground plus 3 upper floors situate lying and being at 23 Saraswati Road, Santacruz (West), Mumbai - 400 054.
- 1.6. By Formal Deed of Transfer dated 13<sup>th</sup> August 2021, executed by and between (1) Reetha Balsavar, (2) Deepa Surendra Balsavar (therein referred to as "the Transferors") and Reetha Balsavar (therein referred to as "the Transferee") and registered with the Office of the Sub-Registrar of Assurances under serial no. BDR9/8994/2021, the Transferors therein being the proving administrators of the property and estate of said Surendra pursuant to the Will and Testament dated 25<sup>th</sup> December, 2009, did thereby transfer, convey and assign unto and in favour of the Transferee therein all that 25% undivided share, right, title and interest in the plot of land bearing Plot No. 17/35B being the portion of Original Final Plot No. 82/17B of town Planning Scheme No. II Santacruz (2<sup>nd</sup> Variation) (Final) admeasuring 421.4 sq. meters (Less area admeasuring 47 sq. meters as Road setback Area already handed over to MCGM) and being C.T.S. No. 339-D of Village Bandra, Taluka Andheri District, Mumbai Suburban District together with right, title and interest in the entire Second Floor Premises having 1000 sq. ft. carpet area of the building standing thereon known as "Armaan" comprising of Ground plus 3 upper floors situate, lying and being at 23 Saraswati Road, Santacruz (West), Mumbai - 400 054.





- 1.7. By Formal Deed of Transfer dated 13<sup>th</sup> August 2021, executed by and between (1) Reetha Balsavar, (2) Deepa Surendra Balsavar (therein referred to as "the Transferors") and Deepa Surendra Balsavar (therein referred to as "the Transferee") and registered with the Office of the Sub-Registrar of Assurances under serial no. BDR9/8996/2021, the Transferors therein being the proving administrators of the property and estate of said Surendra pursuant to the Will and Testament dated 25<sup>th</sup> December, 2009, did thereby transfer, convey and assign unto and in favour of the Transferee therein all that 25% undivided share, right, title and interest in a plot of land bearing Plot No. 17/35B being the portion of Original Final Plot No. 82/17B of town Planning Scheme No. II Santacruz (2<sup>nd</sup> Variation) (Final) admeasuring 421.4 sq. meters (Less area admeasuring 47 sq. meters as Road setback Area already handed over to MCGM) and being C.T.S. No. 339-D of Village Bandra Taluka Andheri District, Mumbai Suburban District together with right, title and interest in the entire Third Floor Premises having 1000 sq. ft. carpet area of the building standing thereon known as "Armaan" comprising of Ground plus 3 upper floors situate, lying and being at 23 Saraswati Road, Santacruz (West), Mumbai - 400 054.
- 1.8. By Deed of Rectification dated 23<sup>rd</sup> August 2022, executed by and between (1) Reetha Balsavar and (2) Deepa Surendra Balsavar (therein referred to as "the Transferors") and Shalini Surendra Balsavar (therein referred to as "the Transferee") and registered with the Office of the Sub-Registrar of Assurances under serial no. BDR9/12123/2022, the parties thereto did thereby rectify the Index-II of the Formal Transfer Deed dated 13<sup>th</sup> August, 2021 bearing serial no. BDR9/8991/2021 in the manner more particularly set out therein.
- 1.9. By Deed of Rectification dated 23<sup>rd</sup> August 2022, executed by and between (1) Reetha Balsavar and (2) Deepa Surendra Balsavar (therein referred to as "the Transferors") and Reetha Balsavar (therein referred to as "the Transferee") and registered with the Office of the Sub-Registrar of Assurances under serial no. BDR9/12124/2022 the parties thereto did thereby rectify the Index II of the Formal Transfer Deed dated 13<sup>th</sup> August, 2021 bearing serial no. BDR9/8994/2021 in the manner more particularly set out therein.
- 1.10. By Deed of Rectification dated 23<sup>rd</sup> August 2022, executed by and between (1) Reetha Balsavar and (2) Deepa Surendra Balsavar (therein referred to as "the Transferors") and Deepa Surendra Balsavar (therein referred to as "the Transferee") and registered with the Office of the Sub-Registrar of Assurances under serial no. BDR9/12125/2022 the parties thereto did thereby rectify the Index-II of the Formal Transfer Deed dated 13<sup>th</sup> August 2021 bearing the serial no. BDR9/8996/2021 in the manner more particularly set out therein.
- 1.11. The Owners have informed us that the entry appearing in the search report dated 23<sup>rd</sup> February 2024 and titled Declaration dated 5<sup>th</sup> June 1953 and bearing registration no. BOM/3398-B/1953, executed by Kalle Pandurang Rao and Krishnabai K Rao in favour of Girdharlal M Bhatt in respect of the larger parcel of land admeasuring 2103.50 sq. yds. i.e. 1758.52 sq. mtrs of Village



Bandra Taluka Andheri for Land bearing Plot no. 17 and 25 of the Saraswat Co-op Housing Soc Ltd. Final Plot no. 82 TPS II, are executed in respect of an adjoining parcel of land and that the same does not relate to the said Property.

2. We have verified the Property Registered Card bearing C.T.S No. 339-D of Village Bandra, Taluka Andheri, Mumbai Suburban District where the names of the Owners are duly muted.
3. We undertook a search of the said Property through a search clerk, Mr. Alpesh Tetgure at Mumbai, Bandra, Andheri, Khar, Vile Parle & Jogeshwari Sub Registrar Office No. 1 to 7 from 1945 to 2024 i.e. for 80 Years. As per the due process of conducting a search, we have also issued public notices in two newspapers, namely, The Free Press Journal (English) - Mumbai and Navashakti (Marathi) - Mumbai published on 20<sup>th</sup> December 2023.

**4. DEVELOPMENT AGREEMENT:**

- 4.1. The Owners have granted Development Rights to the Developer/Promoter to redevelop the said Plot and have entered into a Development Agreement dated 4<sup>th</sup> May 2024, which is executed between (1) Shalini Surendra Balsavar, (2) Reetha Balsavar, and (3) Deepa Surendra Balsavar (therein referred to as "The Owners") and M/s. Poonam Habitat LLP (therein referred to as "The Developer"), duly registered with the Sub-Registrar of Assurances, Andheri vide Document No. BDR1/6798/2024 dated 4<sup>th</sup> May 2024.
- 4.2. The Owners have also granted Irrevocable Powers to the Developer/Promoter by executing an Irrevocable Power of Attorney dated 4<sup>th</sup> May 2024, duly executed by (1) Shalini Surendra Balsavar, (2) Reetha Balsavar, and (3) Deepa Surendra Balsavar (therein referred to as "The Owners") in favour of (1) Mr. Rushang S. Shah and (2) Mr. Aashay S. Shah, present designated partners of M/s. Poonam Habitat LLP duly registered with the Sub-Registrar of Assurances, Andheri vide Document No. BDR1/6802/2024 dated 4<sup>th</sup> May 2024.

**5. MORTGAGE/ENCUMBRANCE:**

The Developer/Promoter has availed of construction finance/loan from M/s. Truhome Finance Limited by mortgaging the entire Development Rights together with Booked and Unsold Units being part of the Developer's Component and present & future FSI, TDR forming part of the share of the Developer as per the terms of the Development Agreement dated 4<sup>th</sup> May, 2024 and as recorded in the Indenture of Mortgage (without possession) dated 2<sup>nd</sup> July, 2025 duly registered with the Sub-Registrar of Assurances, Mumbai-19 vide Document No. MBI19/9159/2025 dated 2<sup>nd</sup> July 2025.

**6. LITIGATIONS:**

The Owners have represented that there is no litigation pending in respect of the said Land in any courts.





**7. OTHERS:**

- 7.1. From the Development Plan Remarks issued by the Municipal Corporation of Greater Mumbai and the Remarks issued by the Town Planning Department, the said Land is not affected by any reservation.
- 7.2. This Title opinion is based on the title documents perused by us, and the same is based on the assumption;
  - a) of the legal capacity of all natural persons, genuineness of all signatures and authenticity of the documents submitted to us.
  - b) that there have been no amendments or changes to the documents examined by us and
  - c) of the accuracy and completeness of all the factual representations made in the documents and made to us by the Owners.
  - d) we are not certifying the boundaries of the said Property and/or the physical condition of the said Property.

**For VJS Associates  
Advocates**

**Vipul J. Shah  
Proprietor.**

