



FORMAT – A
(Circular No.28/2021)

Date:01/08/2025

To
MahaRERA
Housefin Bhavan,
Near Reserve Bank of India, "E" Block,
Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece or parcel of land or ground admeasuring 765 square meters or thereabouts bearing Final Plot No.300 of the Town Planning Scheme Vile Parle No. V (final), earlier bearing corresponding CTS Nos. 1571 of Village – Vile Parle (East), Taluka – Andheri, District – Mumbai Suburban situate at Sant Muktabai Cross Road, Vile Parle (East), Mumbai – 400 057 (Hereinafter referred to as "**the said Property**").

1. On request of M/S. REGENT SPACES, a Partnership Firm, registered under the provisions of the Indian Partnership Act, 1932, having its registered office at 603, Inizio, Cardinal Gracious Road, Opposite P & G Plaza, Chakala, Andheri (East), Mumbai – 400 099 (Hereinafter referred to as "**the said Developers**"), we have investigated their title to redevelop the aforesaid property.



- 1)** **Description of the Property:** All that piece or parcel of land or ground admeasuring 765 square meters or thereabouts bearing Final Plot No.300 of the Town Planning Scheme Vile Parle No. V (final), earlier bearing corresponding CTS Nos. 1571 of Village – Vile Parle (East), Taluka – Andheri, District – Mumbai Suburban situate at Sant Muktabai Cross Road, Vile Parle (East), Mumbai – 400 057.
- 2)** The documents of allotment of the property (As per **Annexure "A"** attached).
- 3)** Property Card of property bearing Final Plot No.300 of the Town Planning Scheme Vile Parle No. V (final) of Village – Vile Parle (East), Taluka – Andheri, District – Mumbai Suburban, with mutation entry details as attached (As per **Annexure "B"** attached).
- 4)** Public notice in two newspapers namely Free Press Journal in English and Nav Shakti in Marathi on 04/01/2025.
- 5)** Search Report for 33 years carried out by search clerk S.D.JADHAV, as per his Search Report dated 06/01/2025.
- 6)** Our earlier title Certificate dated 21/01/2025.



2. On perusal of the above-mentioned documents relating to the said property we are of the opinion that the title of **M/S. REGENT SPACES** to re-develop the said property is clear, marketable and free from any encumbrances.

(1) Owners of the Property: PRIYADARSHANI CC-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society registered under Maharashtra Co-operative Societies Act, 1960 bearing registration No. BOM/(W-K/E)/HSG(TC)/646 of 1983-84 having its registered office at Sant Muktabai Cross Road, Vile Parle (East), Mumbai – 400 057

(2) Qualifying comments/remarks (As per Annexure "C" attached)

(3) The report reflecting the flow of the title of M/s. REGENT SPACES to the said property is enclosed herewith as Annexure "D".

Encl: Annexures A to D

Advocate
(Stamp)
Date:01/08/2025



Registration No.: MAH/1298/1987
Dt. 05/10/1987

Annexure A: Title Documents of the property

- i.** Conveyance Deed (Deemed/Unilateral) Dt. 25/09/2014 registered at the office of the Sub-registrar of Assurances, Andheri Taluka on 26/09/2014 under serial No. BDR-4/6732/2014
- ii.** Development Agreement dt.12/12/2024 duly registered with Sub Registrar of Assurance, Andheri Taluka on 17/12/2024 under Serial No. BDR-18/21716/2014.
- iii.** Power of Attorney dated 13/12/2024 duly registered with Sub-Registrar of Assurance Andheri Taluka on 17/12/2024 under Serial No. BDR-18-21718-2024.
- iv.** Property Card of property bearing Final Plot No.300 of the Town Planning Scheme Vile Parle No. V (final) of Village – Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban.
- v.** F.P. Area statement for property bearing Final Plot No.300 of the Town Planning Scheme Vile Parle No. V (final)
- vi.** Public notice in two newspapers namely Free Press Journal in English and Nav Shakti in Marathi on 04/01/2025.
- vii.** Search Report for 33 years carried out by search clerk S.D.JADHAV, as per his Search Report dated 06/ 01/2025.
- viii.** Our earlier title Certificate dated 21/01/2025

Encl: Annexures A to D

Advocate
(Stamp)
Date:01/08/2025



Annexure B:

Property Card – Mutation Entry Details

Final Plot No./CTS No.	Mutation Entry No	Mutation Entry Date
Final Plot No.300 of the Town Planning Scheme Vile Parle No. V (final) of Village -- Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban	Property Card mutated in name of society on 04/02/2020 vide Mutation Entry No. 1907	04/02/2020

Advocate
(Stamp)

Date:01/08/2025



Registration No.: MAH/1298/1987
Dt. 05/10/1987

Annexure C : Qualifying comments/remarks :

1. It appears that, under Indenture dated 31st March, 1958 made and executed between (i) Mr. Padmanabh Vishwanath Sawe (for self and as the Karta or the Manager of his undivided joint family consisting of himself, his wife, Mrs. Malinibai and his two minors sons, Ullhas and Vaibhavkumar), (ii) Mrs. Malinibai (wife of the said Padmanabh Vishwanath Sawe), (iii) Ullhas Padmanabh Sawe and (iv) Vaibhavkumar Padmanabh Sawe, parties named at (iii) and (iv) being minors under the age of 18 years through their father and duly appointed Guardian, the said Padmanabh Vishwanath Sawe, thereafter referred to as "the Vendors" of the One Part, and Lalji Khimji, Pushpaben Lalji and Shivendra Velji, thereafter referred to as "the Purchasers" of the other part, the Vendors therein sold and transferred all that piece and parcel of vacant land or ground admeasuring 765 sq. mtrs. or thereabouts bearing C.T.S. No. 1571 of Village Vile Parle, Taluka Andheri, Final Plot No. 300 of the Town Planning Scheme No. V (Vile Parle) situate at Sant Muktabai Cross Road, Vile Parle (East), Mumbai 400057 and in the Registration Sub-District of Bandra, Mumbai Suburban District (hereinafter referred to as "**the said Land**") in favour of the Purchasers therein for valid consideration and upon the terms and conditions mentioned therein.
2. It appears that, under Agreement dated 6th March, 1979, made and executed between the said Mr. Lalji Khemji Thakkar, Mrs. Pushpaben Lalji Thakkar and Mr. Shivendra Velji Thakkar, thereafter referred to as "the Vendors" and Mr. Natwarlal Devram Morjaria and Mr. Janardan Ramchandra Malya,



2. It appears that, under Agreement dated 6th March, 1979, made and executed between the said Mr. Lalji Khemji Thakkar, Mrs. Pushpaben Lalji Thakkar and Mr. Shivendra Velji Thakkar, thereafter referred to as "the Vendors" and Mr. Natwarlal Devram Morjaria and Mr. Janardan Ramchandra Malya, thereafter referred to as "the Purchasers" therein, the vendor therein agreed to sell and transfer the said Land in favour of the Purchaser therein for valid consideration and upon the terms and conditions mentioned therein;
3. It appears that, Mr. Natwarlal Devram Morjaria and Mr. Janardan Ramchandra Malya were Partners in a Partnership Firm under the name and style of M/s. Datar & Morjaria & Associates and the said Mr. Natwarlal Devram Morjaria and Mr. Janardan Ramchandra Malya agreed inter se to treat the said Land acquired by them vide an Agreement dated 6th March, 1979, as a partnership asset,
4. It appears that, under Agreement for Sale dated 17th December, 1980, made and executed between the said M/s. Datar & Morjaria & Associates, thereafter referred to as "the Vendors", Mr. Natwarlal Devram Morjaria and Mr. Janardan Ramchandra Malya, thereafter referred to as "the Confirming Parties", and M/s. Hiranandani Enterprises, thereafter referred to as "the Purchasers"; the vendor therein with the consent and confirmation of Confirming Parties agreed to sell and transfer the said Land to the Purchaser therein for valid consideration and upon the terms and conditions mentioned therein.



5. It appears that, the said M/s. Hiranandani Enterprises, thereafter, constructed a new building and named it as "PRIYADARSHANI" comprising of residential flats, on the said Land, as per the plans sanctioned and approved by the Municipal Corporation of Greater Mumbai (MCGM) under IOD No. CE/8993/BS/II/AK dated 8th September 1980.
6. It appears that, pursuant to completion of the construction of the existing building, M/s. Hiranandani Enterprises sold flats to various purchasers on ownership basis who, later formed and registered a co-operative Society in the name of "Priyadarshani Co-operative Housing Society Ltd" i.e. Society herein.
7. It appears that, the said Mr. Lalji Khemji Thakkar, Mrs. Pushpaben Lalji Thakkar and Mr. Shivendra Velji Thakkar and M/s. Hiranandani Enterprises failed to convey the said property in favour of said society and thereby the said society filed an Application before the District Deputy Registrar Co-operative Societies, Mumbai City (3) and Competent Authority being Application No. 205/2013 for issuing Certificate of Entitlement to the said Society, to have Unilateral Deemed Conveyance executed in its favour and to have the same registered.
8. It appears that, the Competent Authority being satisfied with the merits of the Application issued an Order Cum Certificate bearing No. DDR-3/Mum/Deemed Conveyance/Priyadarshani Hsg/882/2014, dated 13/03/2014, certifying that Society is entitled to Unilateral Conveyance of the said property and execute Deed of Unilateral Conveyance and have it registered.



9. It appears that, accordingly under Conveyance Deed (Deemed/Unilateral) Dt.25/09/2014 registered at the office of the Sub-registrar of Assurances, Andhéri Taluka on 26/09/2014 under Serial No. BDR-4/6732/2014; the said Competent Authority on behalf of the defaulting Owners and Developers formally conveyed, transferred and assigned unto the said Society the said property on the terms and conditions stated therein.
10. In view thereof the said society became absolute owner of said property. It further appears that said property originally bearing CTS No. 1571 was allotted Final Plot No. 300 of the Town Planning Scheme Vile Parle No. V (final) and that now the name of society is also recorded on Property Card of the said property bearing Final Plot No.300 of the Town Planning Scheme Vile Parle No.V (final).
11. It appears that, under Development Agreement Dt. 12/12/2024 executed by and between Society, M/S. REGENT SPACES i.e. the Developers herein and Mr. RITESH MEHTA & OTHERS, the existing members; duly registered with the office of Sub-Registrar of Assurances at Andheri Taluka on 17/12/2024 under Serial No. BDR-18-21716-2024 (hereinafter referred to as "the said Development Agreement"), the Society with the consent and confirmation of its members granted development rights in respect of the said property to the said Developers for the consideration and on terms and conditions stated therein.
12. It appears that, simultaneously with the said Development Agreement the Society also executed a Power of Attorney in



favour of the Developer to carry on various acts of redevelopment as enumerated therein. The said Power of Attorney dated 13/12/2024 is duly registered with the office of Sub-Registrar of Assurances is duly registered with the office of Sub-Registrar of Assurances, at Andheri Taluka on 17/12/2024 under Serial No. BDR-18-21718-2024.

- 13.** The said Developers had through us, published Public Notice in two newspapers namely Free Press Journal in English and Nav Shakti in Marathi on 04/01/2025 inviting objection from any person having any share, right, title and interest in the said Property affecting the development rights to be acquired by the said Developers and to be submitted to us within Fourteen (14) days from the date of publication of the said Public Notice. In response to the said Public Notice we had not received objection from any person.
- 14.** We had also taken search through search clerk S.D. JADHAV and as per his search report Dt.06/01/2025 no charge or encumbrance was found on the said property which affected the development rights of the said Developers and accordingly, we had issued a title certificate dated 21/01/2025.
- 15.** In the circumstances, we hereby certify that, in our opinion, subject to whatever stated above, the *prima facie* title of M/S. REGENT SPACES to redevelop the said Property, subject to rights of the Members of the Society is marketable and free from all encumbrances and charges and that the said M/S. REGENT SPACES is entitled to redevelop the said property. This Title



Certificate has been issued on the strict understanding and agreement that the same is for the limited purpose of *prima facie* certification of title for the development of the said Property and for no other purpose, it being clearly agreed and understood that the certification for any other purpose shall be issued after due investigation of title, as such advocate may deem fit.

16. Further it being clearly agreed and understood that this Title Certificate is issued on perusal of the photocopies of documents and averments made in Agreements, Papers and Documents referred above and that no original documents are produced before us and we have relied upon the photocopies of documents produced before us.

IT MAY BE NOTED THAT:

- (a)** We have not visited/inspected any part of the Demised property or any part thereof;
- (b)** We have barely seen copies of documents furnished to us and referred herein.
- (c)** The aspects of zoning, permitted use, reservation/set back (if any), development potential/Floor Space Index and developability of the Demised Property fall within the scope of an architect review and we express no views about the same; and
- (d)** The following has been assumed by us:
 - i.** Copies of documents/papers provided to us are precise and genuine copies of originals.



- ii. Each document/paper has been signed/executed by persons purporting to sign/execute the same and such person has full authority and power to do so; and
- iii. Save and except the Documents referred to in Annexure "A" none of the other Documents referred in this Certificate has been submitted to us and the averments herein are made in respect of such documents from the above Documents received by us and that we have not seen or inspected the originals of any of the Title Documents and that we refer to and rely upon the photocopy of such Documents and this Certificate is based on presumption that such documents referred as precise and genuine.

(e) In no circumstances, shall the cumulative liability, if any, of our firm viz. Messrs. Kirti Nagda & Associates, Advocates & Notary, its Associates or employees, in connection with the preparation or issue of this Report on Title, exceed the professional fees paid by M/s. REGENT SPACES or anyone on their behalf to us.

(f) The report reflecting the flow of the title of the property for which Development rights is granted to M/s. REGENT SPACES is enclosed herewith as **Annexure "D"**

Encl.: Annexure



Yours Truly,


(Advocate)

Date:01/08/2025

Registration No.: MAH/1298/1987
Dt. 05/10/1987

Annexure "D"
FLOW OF THE TITLE OF THE SAID LAND

Sr.	Particulars	Particulars		
1	P. R. Card	Property Card of property bearing Final Plot No.300 of the Town Planning Scheme Vile Parle No. 5 (final), Village – Vile Parle (East), Taluka – Andheri, District – Mumbai Suburban		
2	Final Plot Area Statement	Final Plot Area statement for Final Plot No.300 of the Town Planning Scheme Vile Parle No. 5 (final)		
2	Mutation Entry	FP No	Mutation Entry No	Mutation Entry Date
		Final Plot No.300 of the Town Planning Scheme Vile Parle No. 5 (final), Village – Vile Parle (East), Taluka – Andheri, District – Mumbai Suburban	Property Card mutated in name of society vide Mutation Entry No. 1907	04/02/2020
3	Search Report	Search Report for 33 years carried out by search clerk S.D.JADHAV, as per his Search Report dated 06/01/2025.		



4	Any other relevant title	<ul style="list-style-type: none"> i. Conveyance Deed (Deemed/Unilateral) Dt. 25/09/2014 registered at the office of the Sub-registrar of Assurances, Andheri Taluka on 26/09/2014 under serial No. BDR-4/6732/2014 ii. Development Agreement dt.12/12/2024 duly registered with Sub Registrar of Assurance, Andheri Taluka on 17/12/2024 under Serial No. BDR18/21716/2014. iii. Power of Attorney dated 13/12/2024 duly registered with Sub-Registrar of Assurance Andheri Taluka on 17/12/2024 under Serial No. BDR-18-21718-2024 iv. F.P.Area Statement for property bearing Final Plot No.300 of the Town Planning Scheme Vile Parle No. V (final). v. Public notice in two newspapers namely Free Press Journal in English and Nav Shakti in Marathi on 04/01/2025 vi. Title Certificate dated 21/01/2025.
5	Litigations if any:	N.A

Yours Truly,


 (Advocate)

Date:01/08/2025

Registration No.: MAH/1298/1987
Dt. 05/10/1987

