

PRATIBHA P. PANDEY

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FORMAT-A (Circular No.28/2021)

Date: 8th August, 2025

To,
MahaRERA
Housefin Bhavan, Nr. RBI "E" Block,
Bandra Kurla Complex, Bandra (East),
Mumbai-400051.

LEGAL TITLE REPORT

Subject: Title report in respect of Property mentioned in Second Schedule hereunder.

Re: First Schedule: All that piece and parcel of land situated at Vidyamandir Road, Dahisar (East), Mumbai-400068 all those pieces or parcel of land admeasuring area 2975.90 sq. meter bearing corresponding C.T.S. No.1112, corresponding Survey No.30, Hissa No.03 (part), Village-Dahisar, Taluka-Borivali, M.S.D. and in registration district and sub district of Mumbai suburban and shall hereinafter referred to as the "**said larger Property**" for short.

Re: Second Schedule: All that piece and parcel of land area admeasuring 2150.90 sq. meter, bearing corresponding C.T.S. No.1112, corresponding Survey No.30, Hissa No.03, Village-Dahisar, Taluka-Borivali, M.S.D. and in registration district and sub district of Mumbai suburban out of said larger property ("**the said plot**"); Together with the building known as "**New Dahisar Apartment Co-operative Housing Society Ltd.**" ("**the said building**") and hereinafter the said "**plot**", the said "**building**" are collectively referred to as "**the said property**".

We have investigated the title of New Dahisar Apartment Co-operative Housing Society Ltd. in respect of the said property having address at Vidyamandir Road, Dahisar (East), Mumbai-400068.

1. **Description of the said Property:** All that piece and parcel of land area admeasuring 2150.90 sq. meter, bearing corresponding C.T.S. No.1112, corresponding Survey No.30, Hissa No.03, Village-Dahisar, Taluka-Borivali, M.S.D. and in registration district and sub district of Mumbai suburban in larger land ("the said plot"); Together with the building known as "New Dahisar Apartment" ("the said building") and hereinafter the said "plot", the said "building" are collectively referred to as "the said property" belonging to "New Dahisar Apartment Co-operative Housing Society Limited", a Society registered under the provision of Maharashtra co-operative societies Act, 1960 bearing Registration No. BOM / WR / HSG (TC) / 1092 / 1984-85 dated 07/08/1984.
2. The documents of allotment of plot (As per Annexure-A)
3. 7/12 extract or property card issued by the CTSO Borivali and Mutation Entry details as attached herewith (As per Annexure-B).
4. Search Report dated 06.08.2025 issued by Search Clerk Sampat V. Baikar, for 44 years.

On perusal of the above-mentioned documents and all other relevant documents relating to the said property, I hereby opine that *prima-facie* title of New Dahisar Apartment CHSL in respect to said property is clear and marketable and free from all encumbrances and reasonable doubts and the redevelopment rights of Nootan Associates (a Partnership firm incorporated under the provisions of Indian Partnership Act, 1932)

Owners of the said Property:

- (a) "New Dahisar Apartment Co-operative Housing Society Ltd.", a Co-operative Society in respect of all that piece or parcel of the land admeasuring 2150.90 square meters (as per PRC) being undivided portion of larger property bearing CTS No. 1112

admeasuring 2975.90 (as per revised PRC) of Village Dahisar, Taluka Borivali situated lying being at Vidyamandir Road, Dahisar (East), Mumbai-400068 alongwith the building commonly known as "New Dahisar Apartment" ("the said Buildings"), consisting of three wings, being A, B and C, wherein Wing A and Wing C are Ground Plus 3 (Three) upper floors and Wing B is having comprising of Ground plus 4 (four) upper floors having 62 (Sixty-Two) residential flats situated lying and being at Vidyamandir Road, Dahisar (East), Mumbai-400068.

(b) Qualifying comments/remarks (as per Annexure C attached).

(c) The report reflecting the flow of the title of the New Dahisar Apartment Co-operative Housing Society Limited to the said property is enclosed herewith (as per Annexure D attached).

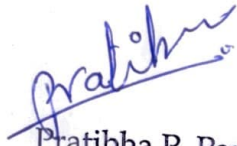
Thanking you

Pratibha P. Pandey
(Advocate)

Dated this 8th day of August, 2025

Annexure-A Documents of allotment of the Property

1. Deed of Conveyance (Deemed Unilateral) dated 7th September, 2018 bearing Reg. No. BRL-3/3266/2018 dated 21.03.2018.
2. Property Register Card in respect of CTS No. 1112 issued by CTSO Borivali.
5. Registration Certificate of New Dahisar Apartment CHS Ltd., dated 07.08.1984.
6. Registered Development Agreement dated 25th September, 2023 (Reg. BRL-7/14819/2023).
7. Supplemental Development Agreement dated 3rd September, 2024 (Reg. BRL-3/11604/2024).


Pratibha P. Pandey
(Advocate)

Dated this 8th day of August, 2025

Annexure-B property card issued by CTSO dated 27/10/2023 as per ME No. 951.

Sr.	CTS No.	Particulars	Mutation Entry Date
1	1112	Revised NA entries are recorded.	
2	1112	Name of Navroji Nasarwanji Boohariwala was recorded as Owner of the land.	
3	1112	Out of original plot area reduced additional 201.9 sq. mtrs..	18.02.1980
4	1112	Name of New Dahisar Apartment CHSL. has applied for incorporation of its name as owner of land area admeasuring 2150.90 sq.mtrs. out of total land area admeasuring 2975.90 sq. meter of survey No.30, Hissa No.3 (part), bearing C.T.S. No.1112	



Pratibha P. Pandey
(Advocate)

Dated this 8th day of August, 2025

Annexure C: Qualifying Comments / Remarks / Flow of Title:

- a. Originally, Mr. Navaroji Nasarwanji Boojariwala was the original owner as recorded in the Revenue Record. As per mutation entry No.951 the name of Mr. Navaroji Nasarwanji Bhooraiwala was recorded as holder of the said larger land. Accordingly (hereinafter referred to as "the said owner").
- b. Under an Agreement for Sale executed in December, 1972, the original owner agreed to sale the said plot to Smt. Anandkaur Tribhuvandas Purohit and Smt. Pravina Mahendra Shukla with right to develop building/s thereon and sell the constructed premises on ownership basis. By virtue of said Agreement Smt. Anandkaur Tribhuvandas Purohit and Smt. Pravina Mahendra Shukla became owners of larger plot of land. By an Agreement for Sale executed in February, 1974, the said owners sold part of large plot of land to Smt. Pravina Mahendra Shukla. The said Smt. Anandkaur Tribhuvandas Purohit and Smt. Pravina Mahendra Shukla entered into a partnership deed with Mr. Chandresh Ravishankar Rawal and Mr. Dharmanarayan Rajnarayan Vyas and they formed M/s. Dahisar Builders, a partnership firm, whereas, the said firm commenced part construction on the said plot of land and constructed 12 flats, by obtaining necessary approvals and sanction from the M.C.G.M. being planning and sanctioning authority.
- c. The said M/s. Dahisar Builders entered into an agreement dated 22/11/1975 with M/s. Vimal Construction Company and thereby permitted said company to commence construction of 3rd floor and sold said flats to the prospective purchasers. By an Agreement dated 09/09/1977 the owners of larger plot of land Smt. Anandkaur Tribhuvandas Purohit and Smt. Pravina Mahendra Shukla alongwith M/s. Dahisar Builders and M/s. Vimal Construction Company sold balance F.S.I. of larger plot of land to M/s. Suniti Construction.
- d. The said M/s. Suniti Construction commenced construction of the building of New Dahisar Apartment Co-operative Housing Society Ltd. and sold flats/premises to the prospective purchasers over the portion of land area admeasuring 2150.90 sq. meter. The purchasers of flats/units of the said building formed "New Dahisar Apartment Co-operative Housing Society Ltd." under Registration No. BOM / WR / HSG (TC) / 1092 / 1984-85 dated 07/08/1984.
- e. The said society applied before District Deputy Registrar of Co-operative Societies, Mumbai 4 for grant/issuance of Certificate of

Unilateral Deemed Conveyance in respect of land area admeasuring 2150.90 sq. meter, under section 11 of MOFA. The District Deputy Registrar of Co-operative Societies, Mumbai 4 issued Certificate bearing No.DDR-4/Mum/D.C./New Dahisar Apartment CHSL/2195/2017 dated 07/09/2017 and thereby ordered execution of Conveyance Deed in favour of New Dahisar Apartment Co-operative Housing Society Ltd. in respect of land area admeasuring 2150.90 sq. meter out of larger land admeasuring area 2975.90 sq. meter bearing corresponding C.T.S. No.1112, corresponding Survey No.30, Hissa No.03 (part), Village-Dahisar, Taluka-Borivali, M.S.D. and in registration district and sub district of Mumbai suburban and more particularly situated at Vidyamandir Road, Dahisar (East), Mumbai-400068.

- f. The society accordingly registered the said Deed of Conveyance (unilateral) dated 21st March, 2018 bearing Reg. No. BRL-3/3266/2018. After registration of Deed of Conveyance dated 21/03/2018, the society has applied for recording its name in the records of rights (Property Register Card for C.T.S. No.1112 of Village Dahisar) in respect of land area admeasuring 2150.90 sq. meter out of total land area admeasuring 2975.90 sq. meter of C.T.S. No.1112, whereas, the said application is pending before authorities as on date.
- g. Due to old and dilapidated state of the Buildings of New Dahisar Apartment Co-op. Hsg. Soc. Ltd., comprising of Wing A and Wing C having ground plus 3 (three) upper floors and Wing-B having ground plus 4 (four) upper floors, the Society resolved to opt for redevelopment and accordingly assigned the redevelopment rights to Nootan Associates, a partnership firm registered under Indian Partnership Act, 1932, vide registered Development Agreement dated 25th September, 2023 (Reg. BRL-7/14819/2023) ("**the Development Agreement**" for short) and vide Supplemental Development Agreement dated 3rd September, 2024 (Reg. BRL-3/11604/2024) ("**the Supplementary Agreement**" for short).
- h. It appears that the Society duly entitled to the undivided portion of the larger land being the said property described hereinabove and appointed and assigned the redevelopment rights to the Developer herein for the redevelopment project.
- i. Search Clerk Mr. Sampat V. Baikar has also caused searches from the various Authorities and based on Search Carried out and Report submitted thereafter, in my opinion the Title of said Society to the said property, more particularly described in

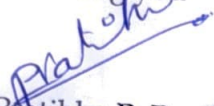
Schedule hereunder written, is clear, unencumbered & marketable, and free from reasonable doubts subject to whatever stated hereinabove and as per the abovesaid DA and Supp. DA the Developer Nootan Associates is well sufficiently entitled to redevelop said property and are also entitled to sale/dispose of the various flats/premises etc. in the proposed building on ownership basis since the Developer holds such rights and same are clear and free from reasonable doubts subject to whatever stated hereinabove.

IT MAY BE NOTED THAT:

- a. This title certificate has been issued on the strict understanding and agreement that the same is for the redevelopment of the said property and for no other purpose, it being clearly and understood that the certification for any other purpose shall be issued after due investigation of title, as such Advocate may deem fit.
- b. 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 (referred in Annexure-A) and that no original documents are produced before us and I have relied upon the photocopies of documents produced before us.
- c. I have not visited/inspected any part of the subject Property or any part thereof.
- d. I have only seen copies of documents furnished to me and referred herein.
- e. The following has been assumed by me:
 - i. Copies of documents/ papers provided to us are precise and genuine copies of originals
 - ii. Each documents/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

- f. In no circumstances, shall the cumulative liability, if any, of Advocates, its Associates or employees, in connection with the preparation or issue of this Report on Title, exceed the Professional fees paid by New Dahisar Apartment Co-operative Housing Society Limited.

Thanking you


Pratibha P. Pandey
(Advocate)

Dated this 8th day of august, 2025

Annexure D: FLOW OF THE TITLE OF THE SAID LAND

SR.	PARTICULARS	PARTICULARS
1	P. R. Card	All that piece and parcel of land situated at Vidyamandir Road, Dahisar (East), Mumbai-400068 all those pieces or parcel of land admeasuring area 2975.90 sq. meter bearing corresponding C.T.S. No.1112, corresponding Survey No.30, Hissa No.03 (part), Village-Dahisar, Taluka-Borivali, M.S.D. and in registration district and sub district of Mumbai suburban, as on date has recording "Sheti", whereas, names of the owners of the land is yet remained getting recorded therein (hereinafter referred to as the "said larger Property" for short).
2		The New Dahisar Apartment Co-op. Hsg. Soc. Ltd. obtained title by virtue of registered Deed of Conveyance (unilateral) dated 21 st March, 2018 bearing Reg. No. BRL-3/3266/2018. After registration of Deed of Conveyance dated 21/03/2018, the society has applied for recording its name in the records of rights (Property Register Card for C.T.S. No.1112 of Village Dahisar) in respect of land area admeasuring 2150.90 sq. meter out of total land area admeasuring 2975.90 sq. meter of C.T.S. No.1112.
3	Search Report	Search Report dated 06.08.2025 issued by Search Clerk Sampat V. Baikar from 1980 to 2025 (44 years).
4	Any other relevant title	NA
5	Litigation if any	NA

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(Advocates)

Dated this 8th day of August, 2025