



S. D. Mishra
sdmishra03@gmail.com

Amit S. Mishra
amit.mishra1504@gmail.com

Uttamjit Saini
uttam.saini@gmail.com

Main Office : 108, Vardhaman Chambers, 17 Cawasji Patel Street,
Fort, Mumbai - 400 001.

Branch Office : 701, 7th Floor, 765 Fly Edge, Above Tirumala Showroom
S.V. Road, Borivali (West), Mumbai - 400 092. • Tel : 2808 9596 / 2808 9505

Email ID : legal.asdassociates@gmail.com
(Correspondence at Branch Office only)
Format – A

(Circular No:-28/2021)

TITLE REPORT

To,
**Maharashtra Real Estate
Authority (MahaRERA),**
Bandra West, Mumbai - 400051.

Sub: Title Report with respect to land admeasuring 2157.51 sq. mtrs. bearing C.T.S. No.1054/B ((after sub-division of CTS No 1054) of Village Dahisar, Taluka Borivali, Mumbai Suburban District at Plot B, S.V.Road, Dahisar East, Mumbai ("the said Property").

A. We have investigated the title of the said Property on the request and instructions of our client, M/s.Empire Realty having its office at 201, Taniska Commercial Premises CHS Ltd., Akruli Road, W. E. Highway, Kandivali (East), Mumbai 400 101 on perusal of the following documents.

1. DESCRIPTION OF THE PROPERTY:

All that piece or parcel of land admeasuring 2157.51 sq. mtrs. bearing C.T.S. No.1054/B (after sub-division of CTS No 1054) of Village Dahisar, Taluka Borivali, Mumbai Suburban District situate at Plot B, S.V.Road, Dahisar East, Mumbai Suburban District, and bounded as follows: On or towards West: CTS No.1055; On or towards East: Dahisar Bhavna CHSL & Access Road; On or towards North: Sai Mandir, and Krushna Kunj, CTS No.1055; On or towards South: Gulistan Park, CTS No.1053 (hereinafter referred to as "the said Property").

2. DOCUMENTS OF ALLOTMENT OF PLOT PERUSED:

For the purpose of this Report, our client M/s.Empire Realty have handed over to us the following documents (in original or photocopies as has been stated below) and we have perused the same and relied upon the contents therein being true and correct.

- (i) Photocopy of the Registration Certificate bearing No. BOM/WR/HSG/(TC)/4768/89-90 dated 4.12.1989 of Om Arun Co-operative Housing Society Limited;
- (ii) Photocopy of Articles of Agreement (executed with one member of the Society under the provisions of MOFA) together with exhibited Consent

Decree dated 09.09.1980 passed in the Small Causes Court Suit being RAE No.537/1992 of 1980;

- (iii) Photocopy of Order Cum Certificate bearing No.DDR-4/Mum/DC/Om Arun CHSL /2036/2017 dated 16.08.2017 passed by the District Deputy Registrar of Co-operative Societies, Mumbai City – 4;
- (iv) Photocopy of the Conveyance Deed (Deemed/Unilateral) undated/blank pursuant to the Deemed Conveyance Order;
- (v) Photocopy of the Corrigendum bearing No.DDR-4/Mum/DC/Corrigendum/Om Arun CHSL /2984/2023 dated 30.10.2023 passed by the District Deputy Registrar of Co-operative Societies, Mumbai City – 4;
- (vi) Photocopy of the Re-Development Agreement dated 10.04.2024 [registered under Serial No.BRL-5/6873 of 2024];
- (vii) Photocopy of the Power of Attorney dated 10.04.2024 [registered under Serial No.BRL-5/6874 of 2024];
- (viii) Photocopy of the Supplementary Deemed Conveyance Deed dated 29.05.2024 (Deemed/Unilateral) [registered under Serial No.BRL-2/9167 of 2024];
- (ix) Photocopy of the Deed of Rectification [to the Supplementary Deemed Conveyance] dated 29.05.2024 [registered under Serial No.BRL-2/9168 of 2024];
- (x) Photocopy of the Order bearing No.C/Karya/7B/PoV/SRB-6142 dated 25.9.2024 passed by the Office of the District Collector, Mumbai Suburban District;
- (xi) Photocopy of the Property Register Card relating to the said Property;
- (xii) Public notices in the newspapers Free Press and Navshakti both dated 22.04.2024;
- (xiii) Photocopy of Search Report dated 03.06.2024 issued by Sandeep Ashok Shedge in respect of the searches relating to the said Property.

3. PROPERTY REGISTER CARD:

The Property Register Card in respect of the said Property reflects the name of Society i.e. Om Arun Co-operative Housing Society Limited as Owner/Holder for an area measuring 2157.51 sq. mtrs., and the tenure of the land is reflected as "C".

4. SEARCHES AND PUBLIC NOTICE :

We have been provided with a copy of the Search Report dated 03.06.2024 issued by Sandeep Ashok Shedge in respect of the online and manual searches relating to said Property conducted at the office of the concerned Sub-Registrar of Assurances at Bombay & Bandra for the years 1995 till 2024 (30 years) and Borivali & Goregaon for the years 2002 to 2024 (23 years). We have issued Public Notices dated 22.04.2024 in the newspapers viz., "Free Press Journal" and "Navshakti (Marathi)" for the investigation of the title of the said Property. In pursuance of the above, we have not received any claims against the said Property till date.

B. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, we are of the opinion that, subject to what is stated hereinabove and relying upon the list of documents perused as aforementioned, the title of Om Arun Co-operative Housing Society Limited to the said Property as the owner thereof appears to be clear and marketable and M/s.Empire Realty is entitled to re-develop the said Property as per the terms of the said Re-Development Agreement dated 10.04.2024 registered with the office of the Sub-Registrar of Assurances at Borivali under Serial No.BRL-5/6873 of 2024.

Owners of the said Property: Om Arun Co-operative Housing Society Limited

Developers of the said Property: M/s. Empire Realty.

C. The Report reflecting the flow of title of the said Property is enclosed herewith as "Annexure "A".

Dated this 12th day of March 2025.

Yours truly

Partner,
ASD Associates,
Advocates & Solicitors



S. D. Mishra
sdmishra03@gmail.com

Amit S. Mishra
amit.mishra1504@gmail.com

Uttamjit Saini
uttam.saini@gmail.com

Main Office : 108, Vardhaman Chambers, 17 Cawasji Patel Street,
Fort, Mumbai - 400 001.

Branch Office : 701, 7th Floor, 765 Fly Edge, Above Tirumala Showroom
S.V. Road, Borivali (West), Mumbai - 400 092. • Tel : 2808 9596 / 2808 9505

Email ID : legal.asdassociates@gmail.com
(Correspondence at Branch Office only)

Format – A

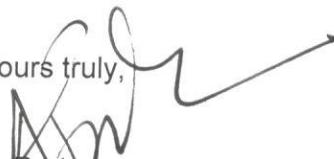
(Circular No:-28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

1. The Property Register Card in respect of the said Property reflects the name of Society i.e. Om Arun Co-operative Housing Society Limited as Owner/Holder for an admeasuring 2157.51 sq. mtrs., and the tenure of the land is reflected as "C".
2. Seach Reports: Online and manual searches relating to said Property conducted at the office of the Sub-Registrar of Assurances at Bombay & Bandra for the years 1995 till 2024 (30 years) and Borivali & Goregaon for the years 2002 to 2024 (23 years).
3. Any other relevant title : Not Applicable (as per the Title Report dated 24.02.2025).
4. Litigations if any: No Litigation.

NOTE: This Title Report is issued only for the compliance of Maha-RERA. Detailed Title Report in respect of the said Property viz., Title Report dated 24.02.2025, is issued to M/s. Empire Realty.

Dated this 12th day of March, 2025.

Yours truly,

Partner,
ASD Associates,
Advocates & Solicitors