

# **Vishal V. Shirke**

ADVOCATE

Correspondence: 704, 7<sup>th</sup> floor, Nebula Co-operative Hsg. Soc. Ltd., 'A' wing, Cosmos Paradise,  
Opp. Devdaya Nagar, Thane (W), Pin – 400 606,  
Mob.: 9869911010, Email: [vishalshirkeadv78@gmail.com](mailto:vishalshirkeadv78@gmail.com)

Ref. No. *41/25*

R.P.A.D./Courier/By Hand  
FORMAT -A

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

Date – 01/12/2025

To,

**Maharashtra Real Estate Regulatory Authority,**

E-Block, Housefin Bhavan,  
Near RBI, Bandra-Kurla Complex,  
Bandra East, Mumbai – 400051

## **LEGAL TITLE REPORT**

**Ref :- Title clearance certificate with respect to all those piece and parcel of land lying, being and situate at Jaiprakash Nagar, Off road no. 1, Goregaon (West), Mumbai – 63, in the revenue village Pahadi, Goregaon (East) bearing old survey no. 95, CTS No. 378, admeasuring 4937 sq. mtrs. together with the buildings thereon bearing municipal ward no. P/South of Pahadi, in the District and Sub District Mumbai and within the limits of Municipal Corporation Greater Bombay. (herein after collectively referred to as "the said property.")**

I have investigated the title of the said plots on the request of **M/s. SHREERAM BUILDERS, a partnership firm through its partners** and following documents i.e.:-

### **1. Description of the Property:-**

All those piece and parcel of land lying, being and situate at Jaiprakash Nagar, Off road no. 1, Goregaon (West), Mumbai – 63, in the revenue village Pahadi, Goregaon (East) bearing old survey no. 95, CTS No. 378, admeasuring 4937 sq. mtrs. together with



the buildings thereon bearing municipal ward no. P/South of Pahadi, in the District and Sub District Mumbai and within the limits of Municipal Corporation Greater Bombay.

**2. The Documents of the Plot:-**

- a. Mortgage Deed dated 30/12/2010 between Kuvarben Gala, Prakash Gala, M/s J.P. Collection in favour of The Jain Sahakari Bank Ltd. in respect of flat no. 14.
- b. Deposit of Title Deed dated 13/06/2013 bearing registration no. Boriwali-6/4156/13 executed by M/s M.D. Enterprises in favour of Union Bank of India in respect of flat no. 5.
- c. Notice of Intimation dated 20/09/2014 bearing registration no. Borivali-7/1435/14 executed by Mala Lohiya in favour of Bank of Baroda in respect of shop no. 4.
- d. Mortgage Deed dated 06/06/2016 bearing registration no. Borivali-6/5697/16 executed by The Apna Sahakari Bank Ltd. in favour of M/s MDP enterprises in respect of flat no. 7.
- e. Notice of Intimation dated 11/03/2016 bearing registration no. Borivali-7/1380/16 executed by Nita Gadda and Raj Gadda in favour of The Bharat Co-operative Bank Ltd. in respect of flat no. 5.
- f. Notice of Intimation dated 11/03/2016 bearing registration no. Borivali-7/2474/16 executed by Harshawardhan Chaplot in favour of Bank of Baroda in respect of flat no. 9.
- g. Notice of Intimation dated 24/03/2017 bearing registration no. Borivali-6/1459/17 executed by M/s Prince Textiles in favour of Bharat Co-operative Bank Ltd. in respect of flat no. 5.
- h. Notice of Intimation dated 25/07/2017 bearing registration no. Borivali-7/1787/17 executed by Kuvarben Ranmal in favour of



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The Jain Sahakari Bank Ltd. in respect of shop no. 5 and flat no. 14.

- i. Notice of Intimation dated 23/01/2019 bearing registration no. Borivali-6/645/20 executed by Kuvarben Ranmal and Prakash Ranmal in favour of The Jain Sahakari Bank Ltd. in respect of shop no. 5, Gala no. 52 and flat no. 14.
- j. Notice of Intimation dated 19/11/2020 bearing registration no. Borivali-5/3218/2020 executed by Prakash Shah & Tirth Shah in favour of Axis Bank Ltd. in respect of Shop no. B/6.
- k. Mortgage Deed dated 27/07/2021 bearing registration no. Borivali-4/9557/21 executed by Ankit Jain & Anil Jain in favour of Bank of Maharashtra in respect of flat no. A-7.
- l. Mortgage Deed dated 12/10/2022 bearing registration no. Borivali-6/21123/22 executed by Asim Chirag Shaikh & others in favour of ICICI Bank in respect of flat no. 2.
- m. Notice of Intimation dated 14/12/2021 bearing registration no. Borivali-5/108/2022 executed by Anil Gupta & Sunaina Gupta in favour of IDBI Bank Ltd. in respect of flat no. 7.
- n. Notice of Intimation dated 12/07/2022 bearing registration no. Borivali-8/2268/2022 executed by Chetan & Rashmi Sangoi in favour of Kotak Mahindra Bank in respect of flat no. 39.
- o. Notice of Intimation dated 13/07/2022 bearing registration no. Borivali-8/2278/2022 executed by Basantilal Kala in favour of DCB Bank in respect of flat no. 13.
- p. Release Deed dated 14/08/2023 bearing registration no. Borivali-4/10426/23 executed by Charulata Shriniwas in favour of Ravindra Soni in respect of flat no. 11.
- q. Conveyance Deed dated 26/12/2022 bearing registration no. Borivali-4/1052/23 executed by K.P. Timothi through its



constituted attorney K.P. Jabale District Deputy Registrar Co-operative Society in favour of Satya Sonal Co-operative Society Ltd. in respect of the above mentioned property admeasuring 4937 sq. mtrs.

- r. Notice of Intimation dated 13/04/2023 bearing registration no. Borivali-9/983/2023 executed by Chetan & Rashmi Sangoi in favour of Kotak Mahindra Bank Ltd. in respect of flat no. 39.
- s. Notice of Intimation dated 03/05/2023 bearing registration no. Borivali-5/989/2023 executed by Roshan Chitaliya in favour of Arka Finance Ltd. in respect of flat no. 12.
- t. Development Agreement dated 03/08/2024 bearing registration no. Borivali-4/12013/2024 executed by Satya Sonal Co-operative Housing Society Ltd. in favour of M/s Shree Ram Builders.
- u. Power of Attorney dated 03/08/2024 bearing registration no. Borivali-4/12014/210 executed by Satya Sonal Co-operative Housing Society Ltd. in favour of M/s Shree Ram Builders.
- v. Mortgage Deed dated 27/10/2025 bearing registration no. 15681/2025 executed by M/s Shreeram Builders in favour of Bajaj Housing Finance Ltd.
- w. Property card.
- x. Letter dated 09/08/2023 given by Dy. Registrar (C.S.), P-Ward Mumbai.
- y. Search reports from 1994 to 2023 and from 2024 to 2025

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said plots, I am of the opinion that the title of **SATYA SONAL CO-OPERATIVE**



**HOUSING SOCIETY LTD.** as the Owner is clear, marketable and without any encumbrances.

**Owner of the Plot:-** Satya Sonal Co-operative Housing Ltd. for the parcel of land lying, being and situate at Jaiprakash Nagar, Off road no. 1, Goregaon (West), Mumbai - 63, in the revenue village Pahadi, Goregaon (East) bearing old survey no. 95, CTS No. 378, admeasuring 4937 sq. mtrs. together with the buildings thereon bearing municipal ward no. P/South of Pahadi, in the District and Sub District Mumbai and within the limits of Municipal Corporation Greater Bombay.

**Developer of the Plot:-** M/s Shreeram Builders for the parcel of land lying, being and situate at Jaiprakash Nagar, Off road no. 1, Goregaon (West), Mumbai - 63, in the revenue village Pahadi, Goregaon (East) bearing old survey no. 95, CTS No. 378, admeasuring 4937 sq. mtrs. together with the buildings thereon bearing municipal ward no. P/South of Pahadi, in the District and Sub District Mumbai and within the limits of Municipal Corporation Greater Bombay.

The report reflecting the flow of title of M/s Shreeram Builders on the said property is enclosed herewith as annexure.

Encl. Annexure.

A handwritten signature in blue ink, appearing to read "Shreeram".

FORMAT-A

(Circular 28/2021)

**FLOW OF THE TITLE OF THE SAID PROPERTY**

Sr.No.

1. On perusal of the revenue records and documents referred herein above, it appears that property referred herein above was originally owned by Mr. K.P. Timothi. Mr. K.P. Timothi along with Mr. Popatlal Premchand Shah & others entered into partnership business under the name and style of M/s Ajabani Builders. Due to the dispute arose between the said partners, arbitration proceeding was initiated between them. The said sole Arbitrator passed the award dated 07/04/1973 whereby the said partnership firm dissolves and it was held that K.P. Timothi had release and relinquished his rights and interest in the said property in favour of the remaining partners. The Decree in terms of the said award was obtained from the High Court of Judicature at Bombay whereby the award shall operate as the conveyance of the said property in favour of the remaining partners and would be lodged with the Registering Authority as and when decree is obtained. However, it seems that same was not lodged for registration. The said remaining partners held the said property as the nominees and the Agents of M/s Vijay Construction Co., the new partnership firm.
2. M/s Vijay Construction Co. getting the plans sanctioned from and after obtaining IOD/CC from the MCGM constructed four buildings (Building no. 1 to 4) on the said land. The builders have also obtained occupancy certificate in respect of the said buildings from MCGM. The occupants of the said building



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R.P.A.D./Courier/By Hand formed Satya Sonal Co-operative Housing Society Ltd. which is registered under the provisions of M.C.S. Act, 1960 and rules framed there under bearing registration no. BOM/HSG/4964 of 1976.

3. The said society made an application to the District Dy. Registrar (C.S.), Mumbai – 4 for the deemed conveyance of the said property u/s 11(3) & (4) of the Maharashtra Ownership of Flats Act (MOFA) and rules framed there under for unilateral conveyance of the said property in favour of the society which was allowed by the District Deputy Registrar (C.S.) Mumbai – 4 and the Competent Authority under MOFA. Accordingly Conveyance Deed dated 26/12/2022 was executed by the District Deputy Registrar (C.S.) Mumbai – 4 and the Competent Authority under MOFA in favour of Satya Sonal Co-operative Housing Society Ltd.. The said Conveyance Deed dated 26/12/2022 has been duly registered with the office of Sub Registrar of Assurances, Borivali-4 at serial no. 1052/2023 whereby the said society became the owner of the said property. On the strength of the said conveyance deed, the name of the society entered into property card and other municipal records of MCGM.
  
4. The construction on the said property became in distress and damage condition and as such, the society decided to develop the said property. Accordingly, on the application of the said society, the District Deputy Registrar (C.S.) Mumbai issued necessary permission dated 09/08/2023 to appoint M/s Shree Ram Builders as a developer for the redevelopment of the said property. In pursuance thereof and necessary resolution, the



said society executed Development Agreement dated 03/08/2024 in favour of M/s Shree Ram Builders for the purpose of redevelopment of the said property on the terms and conditions which are set out thereon. The said Development Agreement dated 03/08/2024 has been duly registered with the office of Sub Registrar of Assurances, Borivali – 4 at serial no. 12013/2024. Contemporaneously, the said society also executed Power of Attorney dated 03/08/2024 in favour of the partners of M/s Shree Ram Builders to do the acts, deeds and things in relation to the redevelopment of the said property.

5. M/s Shreeram Builders executed mortgage deed dated 27/10/2025 in favour of Bajaj Housing Finance Ltd. whereby they mortgaged the unsold units in Mehta Markina, plot no. 95, total area of open plot of land 4937 sq. mtrs., developments rights therein and future F.S.I. of Satya Sonal CHS for loan amount of Rs. 1,15,00,00,000/- (one hundred and fifteen crore only). The property mortgage includes total offices in Mehta Angelo-63 and total flats in Mehta Markina-136 excluding flats and commercial units of the society. The said Mortgage Deed has been registered at serial no. 15681/2025.
6. The registered documents referred herein above are reflected in the Search Report.
7. Thus, on the events as mentioned herein above, I hereby certify that Satya Sonal Co-operative Housing Society Ltd. has validly acquired ownership rights in respect of the said property and has clear and marketable title to the said plot. I further certify



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that M/s <sup>R.P.A.D./Courier/By Hand</sup> Shree Ram Builders have validly acquired development rights in respect of the above mentioned said property.

8. M/s Shree Ram Builders therefore entitled to carry out the redevelopment of the land lying, being and situate at Jaiprakash Nagar, Off road no. 1, Goregaon (West), Mumbai - 63, in the revenue village Pahadi, Goregaon (East) bearing old survey no. 95, CTS No. 378, admeasuring 4937 sq. mtrs. together with the buildings thereon bearing municipal ward no. P/South of Pahadi, in the District and Sub District Mumbai and within the limits of Municipal Corporation Greater Bombay subject to as sanctioned development permission, plans and specifications approved by the MCGM and other concerned municipal and revenue authorities. I have also perused the search report in respect of the said property. The mortgage deeds, notice of intimation and other documents are executed by the occupants of the society in respect of their individual residential and commercial tenements for obtaining loans from the concerned banks and financial institutions. The said transactions do not affect the ownership rights of the said society vis-a-vis the said property. The search report does not reflect any encumbrances over the said property.

9. Litigation if any: NIL

Hence this title certificate is issued by me.

Dated this 1<sup>st</sup> day of December 2025.



Adv. Vishal V. Shirke

(Reg. No. MAH/3186/2006)