

# Padiyar & Co.

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October 29, 2018

To,

**M/S. ROMELL REAL ESTATE PRIVATE LIMITED**

Mumbai.

## TITLE REPORT

**Owner - M/S. ROMELL REAL ESTATE PRIVATE LIMITED**

SUB:- Scrutiny of Title Deeds and legal opinion in respect of All that piece and parcel of land bearing Survey No.117 Hissa No.23 corresponding to City Survey No.590/6 admeasuring 1208.30 sq. meters and City Survey No.616 admeasuring 139.80 square meters or thereabouts as per property register card situate, lying and being in the revenue Village : Eksar, Taluka : Borivali, Mumbai Suburban District. And bounded as follows:

Boundary of CTS No.590/6 is bounded as under:-

On or towards the West by: CTS Nos.616, 615, 614, 607,

On or towards the East by: CTS Nos.927 and 617 C

On or towards the North by: CTS Nos.590/5 and 13.40 meters D.P. Road

On or towards the South by: CTS Nos.613A and 928.

Boundary of CTS No.616 is bounded as under:-

On or towards the East by: CTS Nos.617/C

On or towards the West by: CTS Nos.607 & 659

On or towards the North by: 13.04m D.P. Road C.T.S. No.590/5

On or towards the South by: CTS Nos.929 (A to C), CTS No.613/A, 614, 615



I. DOCUMENTS SCRUTINISED:

1. Original Registered Deed of Conveyance dated 26/09/2018 executed between 1) Smt. Mary Ignatius Rodrigues, 2) Shri. Andrew Paul Rodrigues, 3) Smt. Vergin Andrew Paul Rodrigues, 4) Shri. Allwyn Andrew Paul Rodrigues, 5) Shri. Peter Ignatius Rodrigues, 6) Smt. Jane Peter Rodrigues, 7) Shri. Jerry Ignatius Rodrigues, 8) Smt. Philomena Philip Gonsalves, 9) Smt. Magdalen Frankee Misquitta, 10) Smt. Violet Edward Rodrigues, 11) Shri. Celestine Philip Rodrigues, 12) Smt. Philomena Celestine Rodrigues, 13) Shri. Louis Rodrigues, 14) Smt. Lidwin Louis Rodrigues, 15) Shri. Anthony Rodrigues, 16) Smt. Helvita Anthony Rodrigues, 17) Shri. Vijay Celestine Rodrigues, 18) Anisha Vijay Rodrigues, 19) Shri. Manual Philip Rodrigues, 20) Smt. Paskin Manual Rodrigues, 21) Shri. Francis Manual Rodrigues, 22) Smt. Goretti Francis Rodrigues and 23) Shri. Pedru Bawtis Kamache as the "Vendors" of the First Part and M/s. B.M.K. Enterprises through its partners 1) Mr. Bhimaji M. Mhatra, 2) Mr. Mangesh M. Mhatre & 3) Mr. Kamalakar M. Mhatre as the "Confirming Party" of the Second Part and **M/s. Romell Real Estate Private Limited** as the "Purchaser" of the Third Part, document duly stamped for Rs.6,28,350/-and registered under the Sr. No.BRL-4-14394-2018 dated 26/09/2018, By Sub registrar-Borivali-4.
2. Original Stamp duty Receipt dated 20/04/2018 for Rs. 30,000/- in the name of **M/s. Romell Real Estate Private Limited**.
3. Original Registration Receipt No.16181 (Document registered under serial no. BRL-4-14394-2018) dated 26/09/2018 for Rs.31,600/- in the name of **M/s. Romell Real Estate Private Limited** by Sub-Registrar Borivali-4.
4. Original Registration Receipt No.16294 (Document registered under serial no. BRL-4-14394-2018) dated 27/09/2018 for Rs.60/- in the name of **M/s. Romell Real Estate Private Limited** by Sub-Registrar Borivali-4.
5. Original Registered Indenture of Conveyance dated 14/10/2010 executed between 1) Smt. Shantabai Ramchandra Mhatre, 2) Shri. Bhalchandra Ramchandra Mhatre, 3) Shri. Ramesh Ramchandra Mhatre, 4) Shri. Kesarinath Motiram Mhatre, 5) Shri. Namdev Motiram Mhatre, 6) Smt. Jaya alias Jayshree Suresh Mhatre, 7) Shri. ~~Ravindra~~



Suresh Mhatre & 8) Shri. Pravin Suresh Mhatre as the "Vendors" of the First Part and 1) Smt. Pushpa Kesarinath Mhatre, 2) Shri. Dilip Kesarinath Mhatre, 3) Smt. Chitra Ashok Malvi Nee Chitra Kesarinath Mhatre, 4) Smt. Priti Prabhakar Patil Nee Meena Kesarinath Mhatre, 5) Smt. Madhuri Bharat Bhoir Nee Madhuri Kesarinath Mhatre, 6) Smt. Dipali Jitendra Mhatre Nee Deepa Kesarinath Mhatre, 7) Smt. Savitri Namdev Mhatre, 8) Shri. Bharat Namdev Mhatre, 9) Smt. Lilavati Yadav Bhoir Nee Lilavati Namdev Mhatre, 10) Smt. Vimal Bhanudas Patil Nee Vimal Namdev Mhatre, 11) Smt. Kalpana Dilip Kini Nee Kalpana Namdev Mhatre, 12) Smt. Karuna Satish Patil Nee Karuna Namdev Mhatre & 13) Smt. Vijaya Chandrakant Gawant Nee Vijaya Namdev Mhatre as the "Confirming Party" of the Second Part and **M/s. Romell Real Estate Private Limited** as the "Purchaser" of the Third Part, document duly stamped for Rs. 15,16,950/-and registered under the Sr. No.BDR-5-08880-2010 dated 14/10/2010, By Sub registrar- Borivali 2 (Kandivali).

6. Original Stamp duty Receipt dated 31/08/2010 for Rs. 15,16,950/- in the name of **M/s. Romell Real Estate Private Limited**.
7. Original Registration Receipt No.8881 (Document registered under serial no. BDR-5-08880-2010) dated 14/10/2010 for Rs.31,220/- in the name of **M/s. Romell Real Estate Private Limited** by Sub-Registrar Borivali-2 (Kandivali).
8. Xerox copy of Sanctioned Revised Development Plan ref. CHE/75/DPWS/R/N dated 05/05/2009, issued by Municipal Corporation of Greater Mumbai.
9. Xerox copy of Sanctioned Revised Development Plan ref. CHE/168/DPWS/R/N dated 31/05/2010, issued by Municipal Corporation of Greater Mumbai.
10. Xerox copy of Sanctioned Revised Development Plan ref. CHE/169/DPWS/R/N dated 31/05/2010, issued by Municipal Corporation of Greater Mumbai.
11. Original Letter form Architect Certificate certifying area of the plots dated 09/07/2010, issued by Girish Chaudhari.
12. Original Property Card.



13. Original Index No. II
14. Xerox copy of Block Plan.
15. Original 7/12 Extract.

II. FLOW OF TITLE TO THE SAID PROPERTY: -

- 2.1 It observed from the document submitted before us that, Shri. Motiram Nathu Mhatre (hereinafter referred to as the said 'Original Owner') was absolutely seized and possessed of or otherwise well and sufficiently entitled to inter alia, All that piece and parcel of land bearing Survey No.117 Hissa No.23 admeasuring 2 gunthas as per the record of rights and corresponding to City Survey No.590/6 admeasuring 1208.30 sq. meters and City Survey No.616 admeasuring 139.80 square meters or thereabouts as per property register card situatc, lying and being in the revenue Village : Eksar, Taluka : Borivali, Mumbai Suburban District. (hereinafter referred to as the "said Property").
- 2.2 Further it is observed that, the said Shri. Motiram Nathu Mhatre died intestate on or about 2<sup>nd</sup> October, 1972 at Mumbai leaving behind him his wife Smt. Dhanubai Motiram Mhatre & four sons namely (i) Shri. Ramchandra Motiram Mhatre, ii) Kesarinath Motiram Mhatre, iii) Namdev Motiram Mhatre & iv) Suresh Motiram Mhatre and also two married daughters i) Smt. Savitri Manik Patil and ii) Smt. Bhamini Vishnu Patil as his only heirs and legal representatives according to Hindu Succession Act by which he was governed at the time of his death.
- 2.3 Further it is observed that, the said Smt. Dhanubai Motiram Mhatre widow of late Shri. Motiram Nathu Mhatre also died intestate in or about the year 1990 at Mumbai leaving her said four sons and two married daughters as mentioned hereinabove Recital 2 as her only legal



heirs and legal representatives according to the Hindu Succession Act, by Which she was government at the time of her death.

2.4 Further it is observed that, the said Shri. Ramchandra Motiram Mhatre also died intestate at about 1<sup>st</sup> April, 1999,, leaving his wife Smt. Shantabai Ramchandra Mhatre, two sons namely i) Shri. Bhalchandra Ramchandra Mhatre, ii) Shri. Ramesh Ramchandra Mhatre and three married daughters namely i) Smt. Pallavi Prakash Patil, ii) Smt. Manda Sadanand Patil & iii) Smt. Rajani Patil as only legal heirs and legal representatives according to the Hindu Succession Act, by Which she was government at the time of her death.

2.5 Further it is observed that, the said Shri. Suresh Motiram Mhatre also died intestate at about 26<sup>th</sup> March, 1993, leaving his wife Jaya alias Jayshree Suresh Mhatre, two sons namely i) Shri. Ravindra Suresh & ii) Shri. Pravin Suresh Mhatre and daughter Miss. Sujata Suresh Mhatre herein as legal heirs and legal representatives according to the Hindu Succession Act, by which she was government at the time of her death.

2.6 Further it is observed that, the said Smt. Bhamini Vishnu Patil nee Bhamini Mhatre daughter of late Shri. Motiram Nathu Mhatre also died intestate on or about 14<sup>th</sup> January, 1994, leaving her husband Shri. Vishnu Laxman Patil, two sons namely i) Shri. Yogesh Vishnu Patil, ii) Shri. Kapesh Vishnu Patil and daughter representatives according to the Hindu Successions Act by which she was governed at the time of her death.

2.7 Further it is observed that, By Registered Deed of Lease dated 19/03/2004 executed between 1) Smt. Savitri Manik Patil nee Savitri Motiram Mhatre (daughter of Late Shri. Motiram Nathu Mhatre, 2) Shri. Vishnu Laxman Patil, 3) Yogesh Vishnu Patil, 4) Shri. Kalpesh Vishnu



Patil, 5) Miss. Pratibha Vishnu Patil, being the legal heirs and representative of Bhamini Vishnu Patil as the "First Releasers" of the One Part and 1) Smt. Shantabai Ramchandra Mhatre, 2) Shri. Bhalchandra Ramchandra Mhatre, 3) Shri. Ramesh Ramchandra Mhatre, 4) Smt. Pallavi Prakash Patil nee Kumud Ramchandra Mhatre, 5) Smt. Manda Sadanand Patil nee Manda Ramchandra Mhatre and 6) Smt. Rajani Jairaj Patil nee Rajani Ramchandra Mhatre (being the legal heirs and representatives of the said deceased Ramchandra Motiram Mhatre, 7) Shri. Ravindra Suresh Mhatre, 8) Shri. Pravin Suresh Mhatre, 9) Smt. Jaya alias Jayshree Suresh Mhatre and 10) Miss Sujata Suresh Mhatre (being the legal heirs and representatives Suresh Motiram Mhatre, 11) the said Kesarinath M. Mhatre and 12) Namdev Motiram Mhatre as the "First Releasees" of the Other Part, document duly registered under the Sr. No.BDR-6-02619-2004, By Sub registrar-Mumbai-Suburban, the said first releasers herein have released and relinquished their respective undivided share, right title and interest in the said property in favour of the first releasees herein out of love and affection only and without any consideration.

2.8 Further it is observed that, By Registered Deed of Lease dated 24/11/2006 executed between 1) Smt. Pallavi Prakash Patil nee Kumud Ramchandra Mhatre, 2) Smt. Manda Sadanand Patil nee Manda Ramchandra Mhatre, 3) Smt. Rajni Jayraj Patil nee Rajani Ramchandra Mhatre (being the daughter of the said Ramchandra Motiram Mhatre, 4) Shri. Vishnu Laxman Patil, 5) Yogesh Vishnu Patil, 6) Shri. Kalpesh Vishnu Patil, 7) Miss. Pratibha Vishnu Patil being the legal heirs and representative of Bhamini Vishnu Patil and 8) Miss. Sujata Suresh Patil (being the daughter of the said Suresh Motiram Mhatre) all eight of them as the "Second Releasers" of the One Part and 1) Smt. Shantabai Ramchandra Mhatre, 2) Shri. Bhalchandra Ramchandra Mhatre, 3) Shri. Ramesh Ramchandra Mhatre,



wife and the and the two sons of the said Ramchandra Motiram Mhatre, 4) Shri. Ravindra Suresh Mhatre, 5) Shri. Pravin Suresh Mhatre (being the sons of the said Suresh Mhatre, 6) Kcsarinath M. Mhatre and 7) Namdev Motiram Mhatre as the "Second Releasees" of the Other Part document duly and registered under the Sr. No.BDR12-93302-2006, By Sub registrar-Mumbai-Suburban, the said second releasees herein have released, conveyed, transferred their respective rights, title and interest in respect of the said larger property in favour of the second releasees herein out of love and affection only and without any consideration.

2.9 Further it is observed that, thus by virtue of the above said two Deeds of Release dated 19/03/2004 and 24/11/2006 executed by 1) Smt. Savitri Manik Patil nec Savitri Motiram Mhatre, 2) Smt. Pallavi Prakash Patil nec Miss. Kumud Ramchandra Mhatre, 3) Smt. Manda Sadanand Patil nec Miss. Manda Ramchandra Mhatre, 4) Smt. Rajni Jayraj Patil nec Miss. Rajni Ramchandra Mhatre, 5) Shri. Vishnu Laxman Patil, 6) Shri. Yogesh Vishnu Patil, 7) Shri. Kalpesh Vishnu Patil, 8) Miss. Pratibha Vishnu Patil and 9) Miss. Sujata Suresh Mhatre all nine of them being the First and Second Releasees herein conveyed, transferred their respective rights, title and interest in respect of the said properties in favour of 1) Smt. Shantabai Ramchandra Mhatre, 2) Shri. Bhalchandra Ramchandra Mhatre, 3) Shri. Ramesh Ramchandra Mhatre (being the wife and the two sons of the said Ramchandra Motiram Mhatre), 4) Shri. Ravindra Suresh Mhatre, 5) Shri. Pravin Suresh Mhatre, 6) Smt. Jaya alias Jayshree Suresh Mhatre (being the sons and wife of the said Suresh Mhatre), 7) Kesarinath M. Mhatre and 8) Namdev Motiram Mhatre therein.

2.10 Further it is observed that, accordingly as the legal and Releasees of the other legal heirs of the said deceased of Shri. Motiram Nathu Mhatre



the vendors herein viz. 1) Smt. Shantabai Ramchandra Mhatre, 2) Shri. Bhalchandra Ramchandra Mhatre, 3) Shri. Ramcsh Ramchandra Mhatre, 4) Shri. Kesarinath Motiram Mhatre, 5) Shri. Namdev Motiram Mhatre, 6) Smt. Jaya alias Jayshree Suresh Mhatre, 7) Shri. Ravindra Suresh Mhatre, Shri. Pravin Suresh Mhatre (hereinafter referred to as the vendors) became Owners absolutely seized and possessed and otherwise well and sufficiently entitled to the said property.

2.11 Further it is observed that, by the Registered Indenture of Conveyance dated 14/10/2010 executed between 1) Smt. Shantabai Ramchandra Mhatre, 2) Shri. Bhalchandra Ramchandra Mhatre, 3) Shri. Ramesh Ramchandra Mhatre, 4) Shri. Kesarinath Motiram Mhatre, 5) Shri. Namdev Motiram Mhatre, 6) Smt. Jaya alias Jayshree Suresh Mhatre, 7) Shri. Ravindra Suresh Mhatre & 8) Shri. Pravin Suresh Mhatre as the "Vendors" of the First Part and 1) Smt. Pushpa Kesarinath Mhatre, 2) Shri. Dilip Kesarinath Mhatre, 3) Smt. Chitra Ashok Malvi Nee Chitra Kesarinath Mhatre, 4) Smt. Priti Prabhakar Patil Nee Meena Kesarinath Mhatre, 5) Smt. Madhuri Bharat Bhoir Nee Madhuri Kesarinath Mhatre, 6) Smt. Dipali Jetendra Mhatre Nee Deepa Kesarinath Mhatre, 7) Smt. Savitri Namdev Mhatre, 8) Shri. Bharat Namdev Mhatre, 9) Smt. Lilavati Yadav Bhoir Nee Lilavati Namdev Mhatre, 10) Smt. Vimal Bhanudas Patil Nee Vimal Namdev Mhatre, 11) Smt. Kalpana Dilip Kini Nee Kalpana Namdev Mhatre, 12) Smt. Karuna Satish Patil Nee Karuna Namdev Mhatre & 13) Smt. Vijaya Chandrakant Gawant Nee Vijaya Namdev Mhatre as the "Confirming Party" of the Second Part and **M/s. Romell Real Estate Private Limited** as the "Purchaser" of the Third Part, document duly stamped for Rs. 15,16,950/-and registered under the Sr. No.BDR-5-08880-2010 dated 14/10/2010, By Sub registrar-Borivali-2 (Kandivali), the said vendors agreed to sell right, title, interest, share and benefit respect of said land to Purchaser





2.12 Finally it is observed that by a Registered Deed of Conveyance dated 26/09/2018 executed between 1) Smt. Mary Ignatius Rodrigues, 2) Shri. Andrew Paul Rodrigues, 3) Smt. Vergin Andrew Paul Rodrigues, 4) Shri. Allwyn Andrew Paul Rodrigues, 5) Shri. Peter Ignatius Rodrigues, 6) Smt. Jane Peter Rodrigues, 7) Shri. Jerry Ignatius Rodrigues, 8) Smt. Philomena Philip Gonsalves, 9) Smt. Magdalen Frankce Misquitta, 10) Smt. Violet Edward Rodrigues, 11) Shri. Celestine Philip Rodrigues, 12) Smt. Phillimena Celestine Rodrigues, 13) Shri. Louis Rodrigues, 14) Smt. Lidwin Louis Rodrigues, 15) Shri. Anthony Rodrigues, 16) Smt. Helvita Anthony Rodrigues, 17) Shri. Vijay Celestine Rodrigues, 18) Anisha Vijay Rodrigues, 19) Shri. Manual Philip Rodrigues, 20) Smt. Paskin Manual Rodrigues, 21) Shri. Francis Manual Rodrigues, 22) Smt. Goretti Francis Rodrigues and 23) Shri. Pedru Bawtis Kamache as the "Vendors" of the First Part and M/s. B.M.K. Enterprises through its partners 1) Mr. Bhimaji M. Mhatre, 2) Mr. Mangesh M. Mhatre & 3) Mr. Kamlakar M. Mhatre as the "Confirming Party" of the Second Part and **M/s. Romell Real Estate Private Limited** as the "Purchaser" of the Third Part, document duly stamped for Rs.6,28,350/-and registered under the Sr. No.BRL-4-14394-2018 dated 26/09/2018, By Sub registrar-Borivali-4, the said vendors sold the said land to Purchaser and taken possession of the plot.

2.13 We are of the opinion that, **M/s. Romell Real Estate Private Limited** has obtained quiet, vacant and peaceful possession of the captioned land and also have clear, valid and marketable title free from all encumbrances to the said land.



## CERTIFICATE

We have gone through the copies of the title deeds of the properties in the concerned sub-registrar office.

1. There is no prior mortgage.
2. There are no claims from minor/s and his/their interest in the property/ies.
3. There are no undivided shares of the minor/s.
4. Clearance under the Provisions of Urban Land Ceiling Act has already obtained
5. Holding/acquisition is in accordance with the provisions of the Land Reforms Act.

We are of the opinion that, **M/s. Romell Real Estate Private Limited** has obtained quiet, vacant and peaceful possession of the captioned land and also have clear, valid and marketable title free from all encumbrances to the said land.

Yours faithfully  
For Pradyuman & Co.



The report is issued on the basis of the documents available in the registrar's office and the documents available and supplied to us by the company.

