



KIRAN BADGUJAR

B.A., LL. B.

Advocate High Court

4/576, Suryodaya C.H.S. Ltd.,

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Ref. No.: KSLTC - Phase - 2

Date :

2 SEP 2021

To,
Maha RERA,
Bandra Kurla Complex, Mumbai

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to plot bearing Cadastral Survey No 2A/116 (pt) of Salt Pan Division & Cadastral Survey No. 4/356 (pt) of Matunga Division, admeasuring 434.55 Sq. Mtrs. (plinth area) being the Real Estate Project called "**Dosti Eastern Bay – Phase 2**", lying, being and situate at Antop Hill, Wadala (East), Taluka and District Mumbai, Mumbai 400037, (more particularly described below and hereinafter referred to as "**said Plot**").

1/- I have investigated the title of said Plot on the request of Dosti Realty Limited, a Company duly incorporated under the provisions of the Companies Act, 1956,, having its registered office at Lawrence & Mayo House, First Floor, 276, Dr. D. N. Road, Fort, Mumbai 400 001, **the Promoter and Developer**, and following documents i.e. :-

1) Description of the Property:

All that piece and parcel of plot bearing Cadastral Survey No 2A/116 of Salt Pan Division & Cadastral Survey No. 4/356 of Matunga Division, admeasuring 434.55 Sq. Mtrs. (plinth area) being the Real Estate Project called "Dosti Eastern Bay – Phase 2", lying, being and situate at Antop Hill, Wadala (East), Taluka and District Mumbai, Mumbai 400037.

2) The Documents of allotment of said Plot:

- i. By and under a Deed of Conveyance dated 18th June, 2010, registered at Sr. No. BOM-1/4601 of 2010 on 18th June, 2010, entered into by and between Golden Falcon Pacific Ltd, as "the Vendors" of one part and Dosti Realty Limited as "the Purchasers" of the other part, said Golden Falcon Pacific Ltd. have sold, conveyed and transferred larger property comprising the said plot for consideration and as per the terms more particularly contained therein to and in favour of said Dosti Realty Limited and put the said Dosti Realty Limited in vacant and peaceful possession of said Plot.
- ii. The Property Card dated 02.09.2021 form the Office of Survey Register of Mumbai City in respect of larger property comprising the said plot reflecting the name of said Dosti Realty Limited as the Owner.
- iii. Search Report for 30 years issued by Shri. S. D. Jadhav for the period 1958 to 2005 and further Search Report till date issued by Shri.

Chandrashekhar Athalye in respect of larger property comprising the said plot.

- 2/- On perusal of above mentioned documents and all other relevant documents relating to the title of said property, I am of the opinion that, the title of Dosti Realty Limited, the Promoter and Developer is clear and marketable subject to the encumbrances as more particularly described in **Annexure B**.

Owners of the land:

As reflects from title documents in respect of larger property comprising the said plot, the said plot is owned by Dosti Realty Limited.

- 3/- The report reflecting the flow of the title of Dosti Realty Limited, the Promoter and Developer in respect of the said plot is enclosed herewith as **Annexure A**.

Encl : Annexures as above

Date : 2 SEP 2021




(KIRAN BADGUJAR)
Advocate

ANNEXURE - A**FLOW OF THE TITLE OF THE SAID PLOT :**

1. On perusal of revenue record and documents submitted, one Golden Falcon Pacific Ltd. was an absolute owner of larger property comprising the said plot.
2. By and under a Deed of Conveyance dated 18th June, 2010, registered at Sr. No. BOM-1/4601 of 2010 on 18th June, 2010, entered into by and between said Golden Falcon Pacific Ltd, as "the Vendors" of one part and said Dosti Realty Ltd. as "the Purchasers" of the other part, said Golden Falcon Pacific Ltd. have sold, conveyed and transferred the larger property comprising the said plot for consideration and on the terms more particularly contained therein to and in favour of said Dosti Realty Limited and put them in vacant and peaceful possession in respect thereof. By virtue of said Deed of Conveyance, the name of said Dosti Realty Limited has been recorded on the property cards of said property.
3. One Suit bearing No. 757 of 2019 in Hon'ble Bombay High Court, filed by Wadala Heights C.H.S. Ltd. against said Dosti Realty Limited and two others for damages and other reliefs in respect of Plaintiff's boundary wall adjacent to larger property comprising the said plot is pending. In the said suit no order prohibiting said Dosti Realty Limited from developing the said plot and/or affecting the title of said Dosti Realty Limited to larger property comprising the said plot has been passed by Hon'ble Court.

ANNEXURE - B**(Details of encumbrances)**

4. By way of Deeds of Mortgage, registered at Sr. No. 3832 of 2015 on 29th October, 2015, Sr. No. 2894 of 2017 on 8th May, 2017 and Sr. No. BBE-4/4023/2020 on 20.07.2020, the larger property comprising the said plot has been mortgaged with Housing Development Finance Corporation Ltd. on the terms and conditions as more particularly contained therein.

Date : _____

2 SEP 2021

KIRAN BADGUJAR
(Advocate)

