

# K. SRINIVASA VARADHAN

Advocate, High Court, Bombay

~~148, P. M. Majeed, Sindh Society, Chembur, Mumbai - 400 071.~~  
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To

MahaRERA

Mumbai

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of freehold non-agricultural land or ground situated, lying and being to the north of Deonar Farm Road in the Revenue Village of Borla, Taluka Kurla, District Bombay Suburban, Registration Sub-District and Sub-District of Bombay city and Bombay Suburban and falling for assessment in M East Ward of Bombay Municipal Corporation and bearing Survey No 66, Hissa No 4, City Survey Number 766 admeasuring 2836.29 square yards, equal to about 2371.50 square meters or thereabouts (hereinafter referred as the "said plot ")

1) I have investigated the title of the said plot on the request of Messrs. Shree Krishna Properties ("**Developer**") and following documents i.e. :-

1) Description of the property

All that piece or parcel of freehold non-agricultural land or ground situated, lying and being to the north of Deonar Farm Road in the Revenue Village of Borla, Taluka Kurla, District Bombay Suburban, Registration Sub-District and Sub-District of Bombay city and Bombay Suburban and falling for assessment in M East Ward of Bombay Municipal Corporation and bearing Survey No 66, Hissa No 4, City Survey Number 766 admeasuring 2836.29 square yards, equal to about 2371.50 square meters or thereabouts.

2) The documents of allotment of the said plot

(a) Conveyance Deed dated 29<sup>th</sup> April, 1946 executed between the original owners (1) Mr. Nagesh Waman Patil, (2) Mr. Amarnath Waman Patil and (3) Mr. Yeshawant Waman Patil as the Vendors and Mr. Fatehdin Alamdin as the Purchaser and registered with the Sub-Registrar of Bombay under Sr. No. 2046 of 1946;

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- (b) Agreement for Sale dated 11<sup>th</sup> May, 1964 executed between Mr. Fatehdin Alamdin as the Vendor and Mr. P. Saran as the Purchaser;
- (c) Indenture dated 26<sup>th</sup> April, 1974 executed between Mr. Fatehdin Alamdin as the Vendor and Mr. P. Saran as the Confirming Party and Mr. N.G.K. Pillay as the Purchaser and registered with the Sub-Registrar of Bombay under Sr. No. 1647 of 1974;
- (d) Agreement for Sale dated 18<sup>th</sup> July, 1980 executed between Mr. N.G.K. Pillay as the Vendor and Mr. Subhash R. Runwal, the Chief Promoter of Mount Resort Co-operative Housing Society Ltd., a co-operative housing society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/8826/L& M/1981 and having its Registered Office at Mount Resort, Deonar Farm Road, Deonar, Mumbai 400088, hereinafter referred to as "**the Society**", as the Purchaser;
- (e) Indenture dated 26<sup>th</sup> October, 1982 executed between Mr. N.G.K. Pillay as the Vendor and the Society as the Purchaser and registered with the Sub-Registrar of Bombay under Sr. No. 3894 of 1982;
- (f) Deed of Conveyance dated 29<sup>th</sup> January, 2016, executed between the legal heirs of Mr. Fatehdin Alamdin and Mr. N.G.K. Pillay through Competent Authority cum District Sub-Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai and the Society and registered with Sub-Registrar of Assurances, Kurla under sl. No. 5326 of 2016; and
- (g) Redevelopment Agreement dated 10/8/2020, executed between the Society, its Existing Members and the Developer and registered with the Sub-Registrar of Assurances, Kurla under serial No. KRL5-4922-2020.
- 3) Property card issued by City Survey Officer which bears the name of the Society as the owner of the said plot.
- 4) Search report for 75 years from 1946 till 2020 taken from Sub-Registrar' office at Mumbai, Nahur and Chembur.

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- 2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the Society to the said plot is unencumbered, clear and marketable and on the basis of the said Redevelopment Agreement dated 10/8/2020, the Developer, Messrs. Shree Krishna Properties, are entitled to sell, lease or otherwise transfer the flats and basement/stilt/podium car parking spaces in the New Buildings to be constructed by them on the said plot, save and except the Members' Premises mentioned in the said Redevelopment Agreement reserved for the Existing Members of the Society.

Owners of the said plot bearing C.T.S. No. 766, Survey No. 66, Hissa No. 4 are Mount Resort Co-operative Housing Society Ltd., a co-operative housing society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/8826/L& M/1981 and having its Registered Office at Mount Resort, Deonar Farm Road, Deonar, Mumbai 400088.

Qualifying comments/remarks if any: NIL

- 3) The report reflecting the flow of the title of the Society and the development rights of the Developer on the said plot is enclosed herewith as annexure.

*K. Srinivasa Varadhan*

(K. SRINIVASA VARADHAN)

Advocate

Date: 27/8/2020  
27/5/2021

Encl.: as above



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## FLOW OF THE TITLE OF THE SAID LAND

### Sr.No.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry dated 21/1/1995  
Mutation Entry No. 615/2016
- 3) Search report for 75 years from 1946 till 2020 taken from Sub-Registrar' office at Mumbai, Nahur and Chembur
- 4) Any other relevant title: NONE
- 5) Litigations if any: NIL

*K. Srinivasa Varadhan*

(K. SRINIVASA VARADHAN)

Advocate

Date: 27/8/2020  
27/5/2021

