

# K. SRINIVASA VARADHAN

Advocate, High Court, Bombay

~~410, Piri Majestic, Sindhi Society, Chembur, Mumbai - 400 071.~~  
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To

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Mumbai

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of land or ground bearing Plot No. 48 and bearing CTS No. 314, 314/1 of Village Chembur, Taluka Kurla admeasuring (as per the Property Register Card) 940.50 sq. mtrs. within the Registration District and Sub-District of Mumbai Suburban together with a structure consisting of ground plus one upper floor standing thereon and 10 fully paid up shares of Rs. 50/- each bearing distinctive numbers 1411 to 1420 (both inclusive) under Share Certificate No. 142 issued by The Sindhi Immigrants Co-operative Housing Society Limited, regn. no. B-421 (hereinafter referred as the **"said Property"**)

1) I have investigated the title of the said Property on the request of Messrs. Shree Krishna Properties and following documents i.e.:-

1) Description of the property

ALL THAT piece or parcel of land or ground bearing Plot No. 48 and bearing CTS No. 314, 314/1 of Village Chembur, Taluka Kurla admeasuring (as per the Property Register Card) 940.50 sq. mtrs. within the Registration District and Sub-District of Mumbai Suburban together with a structure consisting of ground plus one upper floor standing thereon and 10 fully paid up shares of Rs. 50/- each bearing distinctive numbers 1411 to 1420 (both inclusive) under Share Certificate No. 142 issued by The Sindhi Immigrants Co-operative Housing Society Limited, regn. no. B-421 (**"said Society"**)

2) The documents of allotment of the said plot

(a) Copy of share certificate no. 379 (issued in lieu of share certificate no. 119) in the names of Mrs. Bhagat Kumari S.



Notani and Mr. Shewakram T. Notani issued by the said Society.

- (b) Copy of fresh share certificate for 10 fully paid up shares of Rs. 50/- each bearing distinctive numbers 1411 to 1420 (both inclusive) under Share Certificate No. 142 in the names of Dr. (Mrs.) Prem Notani Sharma and Mrs. Vimal C. Nagrani issued by the said Society.
  - (c) Agreement for Sale dated 31<sup>st</sup> December 2020, executed between the said Dr. (Mrs.) Prem Notani Sharma and Mrs. Vimal C. Nagrani and Messrs. Shree Krishna Properties, a partnership firm registered under the provisions of Indian Partnership Act, 1882 and having its office at Sethna Manor, 6<sup>th</sup> Floor, 6<sup>th</sup> Road, Chembur, Mumbai – 400 071 and registered with the Sub-Registrar of Assurances, Kurla under serial No. KRL5-3785-2021.
- 3) Property card issued by City Survey Officer which bears the name of The Sindhi Immigrants Co-operative Housing Society Limited.
  - 4) Search report for 70 years from 1952 till 2021 taken from Sub-Registrar's office at Mumbai, Chembur and Nahur.
- 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 Messrs. Shree Krishna Properties, to the said Property is unencumbered, clear and marketable and on the basis of the said Agreement, the said Messrs. Shree Krishna Properties are entitled to develop the said Property and sell, lease or otherwise transfer the flats and basement/stilt/podium car parking spaces in the said new building to be constructed by them on the said Property in accordance with the sanctioned plans and amendments thereto and to enter into agreements or transfer and appropriate the consideration in respect thereof.

Owners of the said plot being Plot No. 48 bearing CTS No. 314, 314/1 of Village Chembur, Taluka Kurla admeasuring (as per the Property Register Card) 940.50 sq. mtrs. within the Registration District and Sub-District of Mumbai Suburban are The Sindhi Immigrants Co-operative Housing Society Limited, regn. no. B-421 having their registered office at Nichaldas Market, Little Malabar Hill, Sindhi Society, Chembur, Mumbai – 400 071.



Qualifying comments/remarks if any: NIL

- 3) The report reflecting the flow of the title of the said Dr. (Mrs.) Prem Notani Sharma and Mrs. Vimal C. Nagrani to the said Property and the purchase and acquisition of the said Property from them by Messrs. Shree Krishna Properties for redevelopment thereof by constructing one or more multi-storied buildings thereon in accordance with the plans and specifications to be approved by the Municipal Corporation of Greater Mumbai is enclosed herewith as annexure.

Date: 26/6/2021

Encl.: as above



*K. Srinivasa Varadhan*  
(K. SRINIVASA VARADHAN)

Advocate

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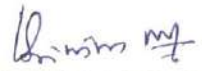
## FLOW OF THE TITLE OF THE SAID PLOT

### Sr.No.

- 1) P.R. Card as on date of application for registration.
- 2) City Survey entry of 1966
- 3) Search report for 70 years from 1952 till 2021 taken from Sub-Registrar' office at at Mumbai, Chembur and Nahur
- 4) Any other relevant title: NONE
- 5) Litigations if any: NIL

Date: 26/6/2021



  
(K. SRINIVASA VARADHAN)

Advocate