

K. SRINIVASA VARADHAN

Advocate, High Court, Bombay

149, Piri Majestic, Sindhi Society, Chembur, Mumbai - 400 071.
Mobile : +91 9820561308 ; E-mail : ksvaradhan63@gmail.com

FORMAT – A

To

MahaRERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of land or ground admeasuring approximately 1163.66 sq. yards (972.89 sq. mts.) bearing C.T.S. No. 1550/4/A ("First Land") and ALL THAT piece or parcel of land or ground admeasuring approximately 813 sq. yards (680.21 sq. mts.) bearing C.T.S. No. 1550/4/B ("Second Land"), aggregating approximately to 1976.66 sq. yards (1653.10 sq. mts.) of Village Chembur, Mumbai in the registration district and sub-district of Mumbai City and Mumbai Suburban and within the limits of the Municipal Corporation of Greater Mumbai, (hereinafter collectively referred to as the "said plot ")

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

1) Description of the property

All that piece or parcel of land or ground admeasuring approximately 1163.66 sq. yards (972.89 sq. mts.) bearing C.T.S. No. 1550/4/A and ALL THAT piece or parcel of land or ground admeasuring approximately 813 sq. yards (680.21 sq. mts.) bearing C.T.S. No. 1550/4/B, aggregating approximately to 1976.66 sq. yards (1653.10 sq. mts.) of Village Chembur, Mumbai in the registration district and sub-district of Mumbai City and Mumbai Suburban and within the limits of the Municipal Corporation of Greater Mumbai.

2) The documents of allotment of the said plot

a) Agreement dated 11.4.2001 entered into by and between (1) Shri B. N. Patil and (2) Shri V. N. Patil, and M/s. Parekh Brothers, a partnership firm registered under the provisions



of Indian Partnership Act, 1932, for the sale of the said plot with the rights of development thereof for the consideration and upon the terms and conditions mentioned therein.

- b) Indenture dated 2nd September, 1983, executed by and between the said (1) Shri B. N. Patil and (2) Shri V. N. Patil and Janaki Narayan Villa Cooperative Housing Society Ltd. ("**Society**") for the sale and transfer of the First Land together with the building known as "Sangam" standing thereon for the consideration and on terms and conditions as recorded therein.
- c) Agreement dated 24.10.2001 entered into by and between the Society and the said M/s. Parekh Brothers, for transfer, assignment and grant of beneficial rights, title and interest in respect of the balance F.S.I. to the extent of 3423.95 sq. ft. on the First Land in favour of and unto the said M/s. Parekh Brothers for utilizing the same for development of the balance of the said plot at or for the consideration and other terms and conditions mentioned therein.
- d) Development Agreement dated 30th November, 2011, executed by and between the Society and the Developer, and registered with the Sub-Registrar of Assurances, Kurla under serial No. BDR-13-09445 of 2011 for the grant of development rights in respect of the First Land together with the building known as "Sangam" standing thereon on the terms and conditions therein contained.
- e) Order dated 23rd January, 2020 passed by the Competent Authority cum District Deputy Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai for issue of Deemed Conveyance Registration Certificate in respect of the Second Land together with the building known as "Narayan Niwas "B" and an independent structure of an approximate area of 1440 sq. ft. consisting of ground floor and first floor known as Narayan Niwas "A" standing thereon unto and in favour of the Society.
- f) Unilateral Deed of Conveyance dated 13th April, 2020, executed between the said (1) Shri B.N. Patil and (2) Shri V.N. Patil, and the said Messrs. Parekh Brothers, through Competent Authority cum District Deputy Registrar of Cooperative Societies (2) Eastern Suburbs, Mumbai and the Society, and registered with Sub-Registrar of Assurances,



Kurla under sl. No. KRL-5-3523 of 2020, for conveyance of the Second Land together with the building known as "Narayan Niwas "B" and an independent structure of an approximate area of 1440 sq. ft. consisting of ground floor and first floor known as Narayan Niwas "A" standing thereon unto and in favour of the Society.

- g) Supplement Development Agreement dated 21st May, 2019, executed by and between the Society the Existing Members of the Society and the Developer and registered with the Sub-Registrar of Assurances, Kurla under serial No. KRL-5-6814 of 2019 for grant of development rights in respect of the said plot, being the aggregate of the First Land and the Second Land, together with the existing buildings standing thereon except the structure known as Narayan Niwas "A" and constructing a new building by utilizing the maximum available Floor Space Index, Fungible Compensatory FSI, Incentive FSI. Road Width and Road Setback FSI/TDR and the corresponding compensatory Fungible FSI along with benefits thereof, and the Transferable Development Rights FSI relating to and arising out of the said plot as per Development Control and Promotion Regulations 2034 issued by M.C.G.M.

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 1945 till 2020 taken from Sub-Registrar' office at Mumbai, Nahur and Chembur.

- 2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot 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 Development Agreement dated 30/11/2011 read with the said Supplement Development Agreement dated 21/5/2019, the Developer, Messrs. Shree Krishna Homes Private Limited, are entitled to sell, lease or otherwise transfer the flats and stilt/open/mechanised car parking spaces in the New Building to be constructed by them on the said plot, save and except the Members' Premises mentioned in the said Development Agreement dated



30/11/2011 read with the said Supplement Development Agreement dated 21/5/2019 reserved for the Existing Members of the Society.

Owners of the said plot are Janaki Narayan Villa Cooperative Housing Society Ltd., a duly registered cooperative housing society under the provisions of the Maharashtra Cooperative Societies Act, 1960, vide Regn. No. BOM/HSG/4599 of 1975 and having its Registered Office at S.No.90, Sangam, Ghatla Village Road, Chembur, Mumbai – 400 071.

Qualifying comments/remarks if any: NIL

- 3) The title report dated 16/9/2020 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.

Date: 27/05/2021

Encl.: as above




(K. SRINIVASA VARADHAN)
Advocate

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Advocate, High Court, Bombay

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FORMAT - A

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 28/12/2010/Mutation Entry No. 1016/2010
Mutation Entry dated 20/7/2020/Mutation Entry No. 2067/2020
- 3) Search report for 75 years from 1945 till 2020 taken from Sub-Registrar's office at Mumbai, Nahur and Chembur
- 4) Any other relevant title: NONE
- 5) Litigations if any: NIL

Date: 27/05/2021



K. Srinivasa Varadhan

(K. SRINIVASA VARADHAN)

Advocate