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FORMAT -A
(Circular No:-28/2021)

To,
MahaRERA
Mumbai 400 051.

LEGAL TITLE REPORT

SUB.: Title Clearance Certificate with respect to CTS Nos. (i) 728 (part) admeasuring 3.0 square meters, (ii) 729 (part) admeasuring 3.0 square meters, (iii) 731 (part) admeasuring 905.0 square meters, and (iv) 731 /1(part) admeasuring 30.0 square meters,totally admeasuring around 941 square meters of Village Oshiwara, Taluka Andheri, Mumbai Suburban District together with structures standing thereon (hereinafter collectively referred to as the "said Property")

1) I have investigated the title of the said property on the request of **Transcon Triumph Phase 2 Private Limited** (*formerly known as Messrs Transcon Enterprises*) and following documents i.e.

- (i) Description of the property: CTS Nos. (i) 728 (part) admeasuring 3.0 square meters, (ii) 729 (part) admeasuring 3.0 square meters, (iii) 731 (part) admeasuring 905.0 square meters, and (iv) 731 /1(part) admeasuring 30.0 square meters, totally admeasuring around 941 square meters.
- (ii) The documents of allotment of plot: as mentioned in the Annexure 1
- (iii) 7/12 extract or property card issued by City Survey Office on 21-8-2020
- (iv) Search Report for 30 years from 1991 till August, 2020

2) On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property and subject to what is stated hereinbelow,I am of the opinion that title of **Transcon Triumph Phase 2 Private Limited** is clear, marketable and encumbrances is mentioned in Annexure in Annexure "1".

Owners of land

- (i) **Transcon Triumph Phase 2 Private Limited** of CTS No. 728 (pt)
- (ii) **Shri ManoharMukkannappa Kori (HUF)** of CTS Nos. 729 (pt), 731 (pt) and 731 /1(pt)

3) The report reflecting the flow of title of the (owner/ promoter / developer / company) on the said Property is enclosed herewith as Annexure 1.

Enclosed: Annexure 1

Dated this 16th day of June, 2021


Partner
Universal Legal



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Annexure 1

1. Title Documents

I. Property bearing C.T.S.No.728

1. Photocopy of Indenture dated July 24, 1951, and, executed by Nanabhoy Byramjee Jeejeebhoy in favour of Byramjee Jeejeebhoy Limited, registered vide no. BOM/4213/1951;
2. Photocopy of Deed of Conveyance dated August 20, 1970, executed by Byramjee Jeejeebhoy Private Limited in favour of Mr. Manohar Mukkannappa Kori;
3. Photocopy of Deed of Confirmation dated October 11, 2006, executed by ByramjeeJeejeebhoy Private Limited in favour of Mr. Manohar Mukkannappa Kori, registered vide no. BDR-1/8502/2006;
4. Photocopy of Deed of Conveyance dated May 12, 2010, executed by Byramjee Jeejeebhoy Private Limited in favour of Sahajanand Enterprise;
5. Photocopy of Deed of Confirmation dated February 2, 2011, executed by Byramjee Jeejeebhoy Private Limited in favour of Sahajanand Enterprise, registered vide no. BDR-1/6653/2011;
6. Photocopy of No-objection letter of the Additional Collector and C.A. (ULC) Greater Mumbai dated April 2011 and bearing No. C/ULC/D-V/WS-91/2011;
7. Photocopy of Notification dated June 18, 2015, bearing No. SRA/CTS/3C/Sainath/2015/626, issued by SRA;
8. Photocopy of Development Agreement dated October 9, 2018, executed by Mr. Manohar Mukkannappa Kori in favour of Transcon Enterprises, registered vide no. BDR-18/12340/2018;
9. Photocopy of Power of Attorney dated October 9, 2018, executed by Mr. Manohar Mukkannappa Kori in favour of Transcon Enterprises, registered vide no. BDR-18/12341/2018;
10. Photocopy of Development Planning Remarks dated July 27, 2020, bearing no. Ch.E/DP342007111274821 D.P. Rev. dt. Refer Inward Number: K/W/2020/1111274824 issued by the Municipal Corporation of Greater Mumbai;
11. Photocopy of Revised Letter of Intent bearing no. SRA/DDTP/0219/KW/PL/LOI dated September 21, 2020;
12. Photocopy of Property Register Card;
13. Photocopy of Kami JastiPatrak;
14. Papers and proceedings of the pending litigations.

II. Property bearing C.T.S. Nos.729 (part) ,731 (part) and 731 /1(part)



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ADVOCATES**

1. Photocopy of Orderbearing no. ULC/J-120/MC/DC/GAD B-2238 dated July 31, 1989, issued by Industries Officer (ULC) for Development Commissioner (Industries);
2. Photocopy of Deed of Conveyance dated September 9, 1991, executed by (i) Paul Anthony D'Mello, Vincent Damian D'Mello and (ii) Mr. Severino Blaze D'Mello in favour of Jyoti Road Builders, registered vide no. P/6953/ 1991;
3. Photocopy of Deed of Rectification dated May 15, 1996, executed by Mrs. Mary W/o Paul Anthony D'Mello, Mr. Vincent Damian D'Mello and Mr. Severino Blaze D'Mello and Mr. Manohar M. Kori, Partner of Jyoti Road Builders, registered vide no. BDR-1/1475/1996;
4. Photocopy of Deed of Dissolution of Partnership dated April 1, 1999, executed by (i) Shri. Manohar Mukkannappa Kori, (ii) Smt. Arundhati Manohar Kori, and (iii) Shri. Shridhar Sharanappa;
5. Photocopy of Application dated February 16, 2016, made by said Jyoti Road Builders to the Labour Commissioner;
6. Certified copy of Development Planning Remarks dated January 18, 2017, bearing no. CHE/194046533/ DP/WS/KW;
7. Photocopy of Development Agreement dated October 9, 2018, executed by Shri Manohar Mukkannappa Kori (HUF) in favour of Transcon Enterprises, registered vide no. BDR-18/12340/2018;
8. Photocopy of Power of Attorney dated December 4, 2018, executed by Shri Manohar Mukkannappa Kori (HUF) in favour of Transcon Enterprises, registered vide no. BDR-18/12341/2018;
9. Photocopy of Letter bearing no. KA/NHP/P.K.14/2019/Karya-7/6339 dated June 7, 2019;
10. Photocopy of Development Planning Remarks dated July 27, 2020, bearing no. Ch.E/DP342007111274821 D.P. Rev. dt. Refer Inward Number: K/W/2020/1111274824 issued by the Municipal Corporation of Greater Mumbai;
11. Photocopy of Revised Letter of Intent bearing no. SRA/DDTP/0219/KW/PL/LOI dated September 21, 2020;
12. Photocopy of Property Register Card;
13. Photocopy of Kami JastiPatrak.

2. Searches

We have caused searched to be conducted by Mr. Santosh B. Shinde, Title Investigator who has conducted independent searches / investigations inter alia in respect



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of the said Property in the offices of the Registrar / Sub Registrar of Assurance in Mumbai.

3. FLOW OF TITLE OF THE SAID PROPERTY

A. Property bearing C.T.S. No.728 (part)

1. By and under diverse deeds / documents / writings the Company is entitled to *inter alia* the ownership rights in respect of all that pieces and parcels of land bearing C.T.S. No.728 (part) admeasuring 3.0square meters situated in the revenue Village Oshiwara, Taluka Andheri, Mumbai Suburban District along with structure/s standing thereon;
2. In view of the aforesaid, the Company is entitled to the ownership rights in respect of the property bearing C.T.S. No.728 (part).

B. Property bearing C.T.S. Nos.729 (part), 731(part) and 731/1(part)

1. By and under diverse deeds / documents / writings, Shri ManoharMukkannappa Kori (HUF) (“Kori”) is entitled to *inter alia* the ownership rights in respect of all that pieces and parcels of land bearing C.T.S. Nos.729 (part) admeasuring 3.0 square meters, 731 (part) admeasuring 905.0 square meters and 731 /1(part) admeasuring 30.0 square meters, situated in the revenue Village Oshiwara, Taluka Andheri, Mumbai Suburban District along with structure/s standing thereon.
2. By and under a registered Development Agreement dated October 9, 2018, the Kori has granted development rights in respect of *inter alia* the said Property to the Company, subject to the terms and conditions more particularly set out therein. The said Development Agreement dated October 9, 2018, is duly registered before Sub-registrar of Andheri No. 1 vide no. BDR-18/12340/2018.
3. Pursuant to the said Development Agreement dated October 9, 2018, Kori has executed and registered a Power of Attorney dated December 4, 2018, in favour of the Company, to do all such acts, deeds and matters more particularly mentioned therein. The said Power of Attorney dated December 4, 2018, is registered with Sub-registrar of Assurances, Andheri No. 1, vide no. BDR-18/12341 of 2018.
4. In view of the aforesaid, the Company is entitled to the development rights in respect of the property bearing C.T.S. Nos. 729 (part), 731(part) and 731/1(part).

C. MORTGAGES

By and under a registered Deed of Mortgage dated February 23, 2021, Transcon Developers Private Limited, Transcon Triumph Phase 2 Private Limited (formerly Known as M/s. Transcon Enterprises) along with its other entities have *inter alia* created



**UNIVERSAL LEGAL
ADVOCATES**

a first ranking charge on the said Property, as more particularly described therein and subject to the terms and conditions mentioned therein, in favour of IDBI Trusteeship Services Limited. The said Deed of Mortgage dated February 23rd, 2021, is duly registered vide no. BDR-17-2624-2021.

D. LITIGATION

We have caused litigation searches to be conducted by Cubictree Technology Solutions Private Limited having its office at Shop No.16-22, Basant Court C.H.S. Ltd. Opp. Sion Railway Station, Sion, Mumbai – 400 002, for any pending litigation against the Company. The said search reports reflect several litigations. However, the Company has confirmed that, save and except following litigations, there is /are no litigation/s pending with respect to the said Property and other litigations are related to the larger layout which includes the said Property.

- (i) Revision Application No. 59 of 2016 before the Hon'ble Inspector General of Registration at Pune.

Dated this 16th day of June, 2021

Partner
Universal Legal