



KIRAN BADGUJAR

B.A., LL. B.

Advocate High Court

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Ref. No.: DER-P-3

Date : 19 NOV 2021

To,
Maha RERA,
Bandra Kurla Complex, Mumbai

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to plot consisting of Cadastral Survey No 2A/116 admeasuring 10,845.40 sq. meters, 4/116 admeasuring 1929.77 of Salt Pan Division & Cadastral Survey No. 4/356 admeasuring 5,891.91 sq. meters of Matunga Division, aggregating to 18,667.08 sq. meters 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 Owner, Promoter and Developer, and following documents i.e. :-

1) Description of the Property:

All that piece and parcel of plot consisting of Cadastral Survey No 2A/116 10,845.40 sq. meters, 4/116 admeasuring 1929.77 sq. meters of Salt Pan Division & Cadastral Survey No. 4/356 admeasuring 5,891.91 sq. meters of Matunga Division, aggregating to 18,667.08 sq. meters, 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 all that piece and parcel of plot consisting of Cadastral Survey No 2A/116 admeasuring 10,845.40 sq. meters of Salt Pan Division & Cadastral Survey No. 4/356 admeasuring 5,891.91 sq. meters of Matunga Division, aggregating to 18,667.08 sq. meters, 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 them in vacant and peaceful possession thereof.
- ii. The Property Card dated 02.09.2021 form the Office of Survey Register of Mumbai City in respect of 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 update Search Report issued by Shri. Chandrashekhar Athalye in respect of the said Plot.

2/- On perusal of above mentioned documents and all other relevant documents relating to the title of said Plot, I am of the opinion that, said Dosti Realty Limited, is the Owner of said plot/property and it's title 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 said Plot, the said Plot is owned by Dosti Realty Limited.

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

Annexed : as above

Date : 19 NOV 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 plot consisting Cadastral Survey No 2A/116 admeasuring 10,845.40 sq. meters, 4/116 admeasuring 1929.77 sq. meters of Salt Pan Division & Cadastral Survey No. 4/356 admeasuring 5,891.91 sq. meters of Matunga Division, aggregating to 18,667.08 sq. meters, 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 said Plot consisting Cadastral Survey No 2A/116 admeasuring 10,845.40 sq. meters, 4/116 admeasuring 1929.77 sq. meters of Salt Pan Division & Cadastral Survey No. 4/356 admeasuring 5,891.91 sq. meters of Matunga Division, aggregating to 18,667.08 sq. meters for the 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 in respect thereof.
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 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 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 said Plot has been mortgaged with Housing Development Finance Corporation Ltd. on the terms and conditions as more particularly contained therein.

Date : 19 NOV 2021


KIRAN BADGUJAR
(Advocate)