

RAHUL SOMAN

Advocate, High Court, Bombay

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FORMAT -A

(Circular No.: -28/2021)

To,

MahaRERA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to final Plot No. 353/B/5, of all that piece and parcel of non-agricultural land admeasuring 766.30 sq. meters or thereabouts and Final Plot No. 353/B/6 admeasuring 665.50 sq. meters or thereabouts in T.P.S. III at Ghatkopar bearing City Survey No. 5741 **situated at** 90 Feet Road, Ghatkopar (East), Mumbai 400 077 (“**the Subject Property**”) in the registration district and Sub-District of Mumbai Suburban belonging to Jaybandhu Co-operative Housing Society Ltd.

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I have investigated the title of the abovesaid plot on the request of
Dhrishay Infratech Pvt. Ltd. and following documents i.e. :-

1. Description of Property: -

Final Plot No. 353/B/5, admeasuring 766.30 sq. meters or thereabouts and
Final Plot No. 353/B/6 admeasuring 665.50 sq. meters or thereabouts in
T.P.S. III at Ghatkopar bearing City Survey No. 5741 situated at 90 Feet
Road, Ghatkopar (East), Mumbai 400 077, along with a building standing
thereon.

2. The documents of allotment of allotment of plot: -

An Indenture of Conveyance was made between Savailal Keshavlal
Shah and his wife (Original Owners) and Ramesh P. Daftary and Pankaj
V. Gupta (Erstwhile Owners) as the Managing Partner of the Firm of
Messrs. Metropolitan Land and Finance Corporation and is registered
with the Sub-Registrar of Assurances at Bombay under Sr. No. 3473 of
1971 dated 25.05.1971. Deed of Conveyance was executed between
Ramesh P. Daftary and Pankaj V. Gupta, Managing Partners of M/s
Metropolitan Land and Finance Corporation of the First Part as Vendors
and Jay Bandhu CHS Ltd. of the Second Part dated 24.03.1972.

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Development Agreement executed between Dhrishay Infratech Pvt. Ltd. and Jay Bandhu CHSL registered with the Sub-Registrar of Assurances at Kurla under Sr. No. 2166 of 2022 dated 10.02.2022
Power of Attorney executed by Jay Bandhu CHSL in favour of Dhrishay Infratech Pvt. Ltd. and registered with the Sub-Registrar of Assurances at Kurla under Sr. No. 2171 of 2022 dated 10.02.2022.
Commencement Certificate issued by the Executive Engineer in Form A vide letter bearing No. No P-9217/2021)/N Ward/FP/CC/1/New dated 05.05.2022.

3. 7/12 extract or property card issued by Settlement Commissioner and Director of Land Record dated 20.06.2015, mutation entry no 353/B/5 and 353/B/6

4. Search Report for period of 30 years from 1991 to 2021.

2/- On perusal of the above-mentioned documents and all the other relevant documents relating to the title of the said property I am of the opinion that the title of following Developer, M/s Dhrishay Infratech Private Ltd, Marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

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Owners of the land

The Secretary Jay Bandhu Co-operative HSG. Ltd Mumbai CTS No.
5741

3/- The report reflecting the flow of the title of the developer on the
said land is enclosed herewith as Annexure.

MUMBAI

25th May 2022



Rahul Soman
Advocate

Encl: - Annexure A

Date: 26th May, 2022.

Advocate

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Advocate, High Court, Bombay

FORMAT – A

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FLOW OF TITLE OF THE SAID LAND

1. 7/12 extract / P.R. Card as on date of application for registration
2. Mutation Entry No. NA 1188 for both final Plot No. 353/B/5 and 353/B/6.
3. Search Report for 30 years from 1991 to 2021 dated 27.09.2021 taken from Sub-Registrar' office at Mumbai City and Mumbai Suburban.
4. Any other relevant title.
5. Litigations if any.

MUMBAI

25th May 2022



Rahul Soman

Advocate
(stamp)