

**S S P Legal**  
*Advocates, Counsels & Consultants*

17-B, 3rd Floor, Krishna Niwas, 281 Shahid Bhagat Singh Road, Fort, Mumbai 400 001.

☎ : +91 22 4971 7953, +91 86550 50915

✉ ssplegalmumbai@gmail.com, info@ssplegal.co.in 🌐 www.ssplegal.co.in

Ref. No.: SSP/DNS/3087

07<sup>th</sup> July, 2023

**MR. DEVENDRA NAMDEO SAWANT &  
MRS. SARA DEVENDRA SAWANT**

Dear Madam,

**LEGAL SCRUTINY REPORT**

**I. DESCRIPTION OF THE PROPERTY:**

Flat No. B-13, adm. 565 sq. ft. Carpet area, of the Building known as the Palm Acres Co-op. Hsg. Society Limited, situated at Mahatma Phule Marg, Gavanpada, Mulund (E), Mumbai – 400 081 constructed on land bearing C.T.S. No. 447, of Village & Taluka Kurla, Mumbai Suburban District, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

**II. (a) NAME OF THE HOLDERS/OWNERS:**

MR. SURYAPRAKASH PANDURANG DOIPHODE.

**II. (b) NAME OF THE PROPOSED PURCHASERS**

MR. DEVENDRA NAMDEO SAWANT & MRS. SARA DEVENDRA SAWANT  
(PROPOSED PURCHASERS).

**III. DESCRIPTION OF THE DOCUMENTS STUDIED:**

1. Copy of Maintenance Bill dated 01/04/2023 issued by the Palm Acres Co-op. Hsg. Soc. Ltd. in the name of Mr. Suryaprakash Pandurang Doiphode.
2. Copy of Maintenance Bill paid Receipt dated 08/03/2023 issued by the Palm Acres Co-op. Hsg. Soc. Ltd. in the name of Mr. Suryaprakash Pandurang Doiphode.
3. Copy of Completion Certificate bearing No. CE/1184/BSIII/A/T dated 27/04/1978 issued by the Municipal Corporation of Greater Bombay.



4. Copy of Assessment Tax Bill dated 09/12/2020 issued by the Brihanmumbai Mahanagarpalika.
5. Copy of Property Card.
6. Copy of Errata dated 23/03/2022 issued by the Palm Acres Co-op. Hsg. Soc. Ltd.
7. Copy of Flat Allotment Letter dated 01/07/2021 issued by the Palm Acres Co-op. Hsg. Soc. Ltd.
8. Copy of Confirmation Certificate dated 17/06/2021 issued by the Palm Acres Co-op. Hsg. Soc. Ltd.
9. Copy of Share Certificate bearing No. 319 with distinctive Nos. from 1596 to 1600 issued by the Palm Acres Co-op. Hsg. Soc. Ltd. transferred in the name of Mr. Suryaprakash Pandurang Doiphode.
10. Copy of Structural Audit Report of the Palm Acres Co-op. Hsg. Soc. Ltd.
11. Copy of Death Certificate dated 25/09/2020 of Rukhamini Pandurang Doiphode issued by the Municipal Corporation of the City of Thane.

**IV. HISTORY OF FLOW OF TITLE OF THE SAID PROPERTY:**

1. It is observed from the documents produced before us that, Palm Acres Co-op. Hsg. Soc. Ltd., registered under Registration No. BOM/HSG/2974 of 1971 dated 13/05/1974 was the owner of the land bearing C.T.S. No. 447, of Village & Taluka Kurla, Mumbai Suburban District, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as the said Property).
2. The Property Card Extract in respect of the said Property bears the name of the Palm Acres Co-op. Hsg. Soc. Ltd as the Owner thereof.
3. It is further observed that the said society have got relevant construction permissions from the Brihanmumbai Municipal Corporation and accordingly society had constructed the Building known as "the Palm Acres Co-op. Hsg. Society Limited. It is observed that Brihanmumbai Municipal Corporation has issued completion certificate dated



27/04/2078. Please take note the commencement certificate, approved plans are not produced before us, you are requested to obtain the same from the society/seller.

4. It is observed that originally late Mr. Pandurang Hiraji Doiphode was bonafide member of Palm Acres Co-operative Housing Society Ltd. (hereinafter referred as the said society) and was holding five fully paid-up shares of Rs. 50/- each with distinctive share nos. from 1596 to 1600 under Share Certificate No. 319 incidental thereto he was allotted Flat No. B-13, adm. 565 sq. ft. Carpet area, situated on the 1<sup>st</sup> Floor, in the Palm Acres Co-op. Hsg. Society Limited, situated at Mahatma Phule Marg, Gavanpada, Mulund (E), Mumbai - 400 081 constructed on land bearing C.T.S. No. 447/48, of Village Mulund East & Taluka Kurla, Mumbai Suburban District, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as the said Flat.
5. It is observed that, Mr. Pandurang Hiraji Doiphode he has renounced his house in the year 04/11/2004 and even after passing of more than 19 years Mr. Pandurang Hiraji Doiphode is not traceable and also Crime Branch, Fort, Mumbai issued a certificate dated 21/01/2010 and thereby certified that the missing person is not yet traced. Mr. Pandurang Hiraji Doiphode left behind him, his wife Smt. Rukmini Pandurang Doiphode (since deceased on 28/03/2016), two sons Mr. Suryaprakash Pandurang Doiphode, Mr. Nandkishor Pandurang Doiphode (since deceased on 31/08/2020) as surviving legal heirs and representatives.
6. It is observed that, after the renouncement Mr. Pandurang Hiraji Doiphode the said society at request and with confirmation of Mr. Suryaprakash Pandurang Doiphode and Mr. Nandkishor Pandurang Doiphode transferred the said flat and the Share Certificate in the name of Smt. Rukmini Pandurang Doiphode on 27/11/2011.
7. It is observed that, Smt. Rukmini Pandurang Doiphode expired on 28/03/2016 leaving behind her two sons Mr. Suryaprakash Pandurang Doiphode and Mr. Nandkishor Pandurang Doiphode (since deceased on 31/08/2020) as surviving legal heirs and representatives.



8. It is observed that, Mr. Suryaprakash Pandurang Doiphode and Mr. Nandkishor Pandurang Doiphode were a joint nominee of late Smt. Rukmini Pandurang Doiphode in respect of the said Flat.
9. Thereafter the said Society has issued a Flat Allotment Letter dated 01/07/2021, wherein Society confirmed that the membership of the Society and said Flat i.e. Flat No. B-13 stands in the name of Mr. Suryaprakash Pandurang Doiphode. It is further observed that society has also states that Mr. Nandkishor Pandurang Doiphode is a registered as a joint nominee with Mr. Suryaprakash Pandurang Doiphode. The said fact is confirmed by the Society vide its letter 01/07/2021.
10. Thereafter Mr. Nandkishor Pandurang Doiphode expired at 31/08/2020 leaving behind his widow Smt. Sangeeta Nandkishor Doiphode, son Mr. Sarvesh Nandkishor Doiphode & minor daughter Ms. Riya Nandkishor Doiphode.
11. It is observed that, as per the Indian Succession Act, Mr. Nandkishor Pandurang Doiphode was entitled to equal right, title and interest in the estate of the deceased mother late Smt. Rukmini Pandurang Doiphode and after the demise of Mr. Nandkishor Pandurang Doiphode his surviving legal heirs Smt. Sangeeta Nandkishor Doiphode, son Mr. Sarvesh Nandkishor Doiphode & minor Ms. Riya Nandkishor Doiphode are entitled to hold the share in the estate of the deceased Mr. Nandkishor Pandurang Doiphode.
12. In view of foregoing paragraphs Mr. Suryaprakash Pandurang Doiphode, Smt. Sangeeta Nandkishor Doiphode, Mr. Sarvesh Nandkishor Doiphode & minor Ms. Riya Nandkishor Doiphode became joint owners of the said Flat.
13. In view of above circumstance we are of the opinion that while executing & registering an Agreement for sale executed by & between MR. SURYAPRAKASH PANDURANG DOIPHODE, SMT. SANGEETA NANDKISHOR DOIPHODE, MR. SARVESH NANDKISHOR DOIPHODE & MS. RIYA NANDKISHOR DOIPHODE (Minor) as the Vendor/Seller and MR.



DEVENDRA NAMDEO SAWANT & MRS. SARA DEVENDRA SAWANT as the Purchasers.

**V. SEARCH OF ENCUMBRANCES:**

We have caused the Searches of the records of the said property for the period from 1994 to 06/07/2023 in the Sub-Registrar's Office at Kurla. It appears from the said search report that there is no prior encumbrance found in respect of the said property.

**VI. OPINION**

We hereby certify that the Title of the subject property in favour of Mr. Suryaprakash Pandurang Doiphode is clear, marketable and free from all encumbrances.

We are of the further opinion that upon execution and Registration of the Agreement for Sale and or Agreement for Transfer the proposed purchasers would get the clear and marketable title over the subject property.

We are of the opinion that after registration and after making the full consideration per Agreement for Sale and or Agreement for Transfer, you are requested to obtain following Original Title Deeds on record.

- a) Original Agreement for Sale and or Agreement for Transfer into between MR. SURYAPRAKASH PANDURANG DOIPHODE, SMT. SANGEETA NANDKISHOR DOIPHODE, MR. SARVESH NANDKISHOR DOIPHODE & MS. RIYA NANDKISHOR DOIPHODE (Minor) as (Vendors/Transferors) of the One Part and MR. DEVENDRA NAMDEO SAWANT & MRS. SARA DEVENDRA SAWANT as (Purchasers/Transferors) of the Other Part.
- b) Original Stamp receipt.
- c) Original Registration receipt
- d) Original Index II.
- e) Original Flat Allotment Letter dated 01/07/2021 issued by the Palm Acres Co-op. Hsg. Soc. Ltd.



- f) Original Confirmation Certificate dated 17/06/2021 issued by the Palm Acres Co-op. Hsg. Soc. Ltd.
- g) Original Full Payment Receipts as per the Agreement for Sale and or Agreement for Transfer.

Hence this certificate.

Dated this 7<sup>th</sup> day of July, 2023 At Mumbai

  
SSP Legal  
(Partner)



# SEARCH REPORT

06 July 2023

To,  
S. S. P. Legal  
High Court Mumbai

**Sub:- Being Flat No. 013, on the Ground Floor** admeasuring 565 square meters, in the building known as "**The Plam Acres Co-operative Housing Society Limited**", Situated at bearing **C.T.S. No. 447, of Village Mulund** Taluka Kurla & within the Registration District & Sub-District of Mumbai **and belonging to Mr. Devendra namdeo Savant & Mrs. Sara Devendra Savant**

As per your instruction I have taken Search for the period of 1994 to 2023 (30 years) in the S.R.O. Bandra, & Kurla -1 to 5 & enclosed here with bearing Search Receipt No. /2023, Dated- / /2023

**SEARCH REPORT FROM 1994 TO 2023 (IN THE S. R. O. OF BANDRA & KURLA -1 to 5 (COMPUTER RECORD FROM 2002 TO 2023)**

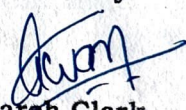
**SEARCH REPORT FROM 1994 TO 2023 (IN THE S. R. O. OF BANDRA)**

1994  
- As per the Online Index II  
2023

**COMPUTER RECORD FROM 2002 TO 2023**

2002 -Mixed Pages Index  
2003 -Mixed Pages Index  
2004 -Mixed Pages Index  
2005 -Mixed Pages Index  
2006 -Mixed Pages Index  
2007 -Mixed Pages Index

- 2008 -Mixed Pages Index
- 2009 -Mixed Pages Index
- 2010 -Mixed Pages Index
- 2011 -Mixed Pages Index
- 2012 -Mixed Pages Index
- 2013 -Mixed Pages Index
- 2014 -Mixed Pages Index
- 2015 -Mixed Pages Index
- 2016 -Mixed Pages Index
- 2017 -Mixed Pages Index
- 2018 -Mixed Pages Index
- 2019 -Mixed Pages Index
- 2020 -Mixed Pages Index
- 2021 -Mixed Pages Index
- 2022 -Mixed Pages Index
- 2023 -Mixed Pages Index

**Yours Truly**  
  
**Search Clerk**  
**(Jitendra Chavhan)**