



FORMAT – A
(Circular No.28/2021)

Date: 28/07/2022

To
MahaRERA
Housefin Bhavan,
Near Reserve Bank of India, "E" Block,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece and parcel of leasehold right in plot of land or ground bearing C.S. No.969 of Bhuleshwar Division bearing "C" Ward No. C-3018-23 and Street Nos.21-29 admeasurements 642 Sq.yds. i.e. 536.71 Sq.mtrs. but as per property card being 636 Sq.yds. or thereabouts equivalent to 531.78 Sq.mtrs. situate at Kalbadevi Road, Mumbai - 400 002 (Hereinafter referred to as **"the said Property"**).


1. On request of MYRA INFRASTRUCTURE, a registered Partnership firm, having its registered office at Shree Villa Housing Society, 14th Floor, Flat No.1001-1002, 17th Wadia Street, Mumbai - 400 034, we have investigated the title of the above property belonging to them (Hereinafter referred to as **"the said Owners"**).

- 1) **Description of the Property :** ALL that piece and parcel of leasehold right in plot of land or ground bearing C.S. No.969 of Bhuleshwar Division bearing "C" Ward No. C-3018-23 and Street Nos.21-29 admeasurements 642 Sq.yds. i.e. 536.71 Sq.mtrs. but as per property card admeasuring 636 Sq.yds. or thereabouts equivalent to 531.78 Sq.mtrs. situate at Kalbadevi Road, Mumbai - 400 002
- 2) The documents of allotment of the property (As per Annexure "A" attached)
- 3) Property Card of property bearing C.S No. 969 of Bhuleshwar Division, District – Mumbai City with mutation entry details as attached (As per Annexure "B" attached)



- 4) Search Report for 41 years carried out by search clerk S.D.JADHAV, as per his Search Report dated 03/06/2022.
2. On perusal of the above-mentioned documents relating to the said property we are of the opinion that the title of MYRA INFRASTRUCTURE, subject to the rights of tenants occupying their respective rooms/shops in the said property is clear and marketable subject to the following encumbrances
- (1) **Lessees of the land :** MYRA INFRASTRUCTURE, a registered Partnership firm, having its registered office at Shree Villa Housing Society, 14th Floor, Flat No.1001-1002, 17th Wadia Street, Mumbai - 400 034, for Property being all that piece and parcel of leasehold right plot of land or ground bearing C.S. No.969 of Bhuleshwar Division bearing "C" Ward No. C-3018-23 and Street Nos.21-29 admeasurements 642 Sq.yds. i.e. 536.71 Sq.mtrs. but as per property card being 636 Sq.yds. or thereabouts equivalent to 531.78 Sq.mtrs. situate at Kalbadevi Road, Mumbai - 400 002
 - (2) Qualifying comments/remarks (As per Annexure 'C" attached)
 - (3) The report reflecting the flow of the title of the property of MYRA INFRASTRUCTURE to the property is enclosed herewith as Annexure "D"

Encl: Annexures A to D


Advocate
(Stamp)



Date: 28/07/2022

Annexure A: Title Documents of the property

- i. Deed of Assignment Dt.16/07/2013 executed by and between Seth Chaturbhuj Jivandas Religious And Charitable Trust, therein referred to as "the Assignors" of the one part and M/s. Deekay Developer, therein referred to as "the Assignee" of the other part. The said Deed of Assignment Dt.16/07/2013 is duly registered with Sub-registrar of Assurance, Mumbai City 1, Mumbai on 16/07/2013 under Sr. No. BBE-1/6474/2013..
- ii. Deed of Assignment Dt.03/09/2021 executed by and between M/s. Deekay Developer, therein referred to as "the Assignors" of the one part and MYRA INFRASTRUCTURE, therein referred to as "the Assignee" of the other part. The said Deed of Assignment Dt.03/09/2021 is duly registered with Sub-registrar of Assurance, Mumbai City 1, Mumbai on 03/09/2021 under Sr. No. BBE-1-7239-2021.
- iii. Search Report Dt. 03/06/2022 carried out by search clerk S.D.JADHAV.
- iv. Property Card of property bearing C.S No. 969 of Bhuleshwar Division, District - Mumbai City

Advocate


(Stamp)

Date: 28/07/2022



Annexure B: Property Card - Mutation Entry Details

CS No	Mutation Entry No	Mutation Entry Date
969	Done in the name of MYRA INFRASTRUCTURE	Mutation Entry Transfer No.3627/2022 Dated 27/07/2022

Advocate



(Stamp)



Date: 28/07/2022

Annexure C : Qualifying comments/remarks :

- (i) It appears that, Under Deed of Assignment Dt.16/07/2013 executed by and between Seth Chaturbhuj Jivandas Religious And Charitable Trust, therein referred to as "the Assignors" of the one part and M/s. Deekay Developer, therein referred to as "the Assignee" of the other part; the Assignee therein acquired and purchased from the Assignors therein the said Property; for the valid consideration and on the terms and conditions mentioned in the said Deed of Assignment Dt.16/07/2013. The said Deed of Assignment Dt.16/07/2013 is duly registered with Sub-registrar of Assurance, Mumbai City 1, Mumbai on 16/07/2013 under Sr. No. BBE-1/6474/2013..
- (ii) It appears that, there after under Deed of Assignment Dt.03/09/2021 executed by and between M/s. Deekay Developer, therein referred to as "the Assignors" of the one part and MYRA INFRASTRUCTURE, therein referred to as "the Assignee" of the other part; the Assignee therein acquired and purchased from the Assignors therein the said Property; for the valid consideration and on the terms and conditions mentioned in the said Deed of Assignment Dt.03/09/2021. The said Deed of Assignment Dt.03/09/2021 is duly registered with Sub-registrar of Assurance, Mumbai City 1, Mumbai on 03/09/2021 under Sr. No. BBE-1-7239-2021.
- (iii) It appears that, in view of the aforesaid, the said MYRA INFRASTRUCTURE is Lessee of the said Property, subject to the rights of the tenants of the said property in respect of their existing rooms/shops in the said property. It is, further observed that the name of MYRA INFRASTRUCTURE is also recorded on the property card of the said property.



- (iv) We refer to and rely upon the search carried out by search clerk S.D.JADHAV and as per Search Report dated 03/06/2022 no such specific charge or encumbrance is found on the said property.
- (v) In the circumstances, we hereby certify that, in our opinion, subject to whatever stated above, the prima facie title of MYRA INFRASTRUCTURE to the said Property more particularly stated in Schedule hereunder written as disclosed by the relevant documents and subject to the rights of tenants of the said property in respect of their existing rooms/shops is marketable, free from all encumbrances and charges. This Title Certificate has been issued on the strict understanding and agreement that the same is for the limited purpose of prima facie certification of title of MYRA INFRASTRUCTURE and for no other purpose, it being clearly agreed and understood that the certification for any other purpose shall be issued after due investigation of title, as such advocate may deem fit.
- (vi) Further it being clearly agreed and understood that this Title Certificate is issued on perusal of the photocopies of documents and averments made in Agreements, Papers and Documents referred above and that no original documents are produced before us and we have relied upon the photocopies of documents produced before us.

IT MAY BE NOTED THAT:

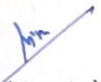
- (a) We have not visited/inspected any part of the Demised property or any part thereof;
- (b) We have barely seen copies of documents furnished to us and referred herein.
- (c) The aspects of zoning, permitted use, reservation/set back (if any), development potential/Floor Space Index and developability of the Demised Property fall within the



scope of an architect review and we express no views about the same; and

- (d) The following has been assumed by us:
- (i) Copies of documents/papers provided to us are precise and genuine copies of originals
 - (ii) Each document/paper has been signed/executed by persons purporting to sign/execute the same and such person has full authority and power to do so; and
- (e) In no circumstances, shall the cumulative liability, if any, of our firm viz. Messrs. Kirti Nagda & Associates, Advocates & Notary, its Associates or employees, in connection with the preparation or issue of this Report on Title, exceed the professional fees paid by MYRA INFRASTRUCTURE to us in that behalf.

Yours Truly,


(Advocate)



Date: 28/07/2022

Annexure "D"

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.	Particulars	Particulars
1	P.R.Card	Property Card of property bearing C.S No. 969 of Bhuleshwar Division, District - Mumbai City
2	Mutation Entry	N.A
3	Search Report	Search Report for 41 years carried out by search clerk S.D.JADHAV, as per his Search Report dated 03/06/2022
4	Any other relevant title	<ul style="list-style-type: none">i. Deed of Assignment Dt.16/07/2013 executed by and between Seth Chaturbhuj Jivandas Religious And Charitable Trust, therein referred to as "the Assignors" of the one part and M/s. Deekay Developer, therein referred to as "the Assignee" of the other part; .ii. Deed of Assignment Dt.03/09/2021 executed by and between M/s. Deekay Developer, therein referred to as "the Assignors" of the one part and MYRA INFRASTRUCTURE, therein referred to as "the Assignee" of the other part;
5	Litigations if any:	N.A

Yours Truly,


(Advocate)



Date: 28/07/2022