

TAMHANE & CO.

ADVOCATES & SOLICITORS

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To,

Maha RERA,
BKC, HOUSEFIN BHAVAN,
Near RBI, E Block, Bandra Kurla Complex,
Bandra [East], Mumbai 400 051.

LEGAL TITLE REPORT

Sub: This clearance certificate with respect of land bearing C.T.S. No 1406/10 admeasuring 3596.00 Sq. Meters or thereabouts [as per the government records] 3834 Square meters [as per physical survey] of Village Malad, lying being and situated at Cincholi Bunder Road, Malad [West], Mumbai 400 064, Taluka Borivali in the Registration District and Sub-district of Mumbai City (hereinafter referred to as "the said Property").

I have investigated the title of the said property on the request of M/s Embassy Enterprises and the following documents / details:-

- a) Description of the said property as stated aforesaid.
- b) Property register card
- c) Search report for 30 years from 1991 to March'2020
- d) Deed of Sale dated 02.12.1996 Mrs. Kanchan R Kubal & M/s Embassy Enterprises.
- e) Deed of sale dated 02.12.1996 Mrs. Bina C Badlani & M/s Embassy Enterprises.
- f) Deed of Sale dated 02.12.1996 Mrs. Mohini I Kapoor & M/s Embassy Enterprises.
- g) Deed of Conveyance dated 01.09.2020 Mr. Satyapal J Badlani & M/s Embassy Enterprises.
- h) Part of the Property to the extent of 189.30 Sq. Mtrs, is affected by Setback of 18 Mtr. Wide D.P. Road. The competent Authorities have separated the Property Cards of C.T.S .No 1406/10, accordingly being C.T.S. No. 1406/10/1 bearing an area of 3406.70 Sq. Meters and C.T.S No. 1406/10/2 bearing an area of 189.30 Sq. Meters.

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2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, search report and press notice, I am of the opinion that the title of M/s Embassy Enterprises is clear, marketable and without any encumbrances, unless as stated hereinbelow.

Owner of the said Land: M/s EMBASSY ENTERPRISES.

3. The report reflecting the flow of title of the owners M/s Embassy Enterprises of the said Property is enclosed herewith as Annexure.

Encl: Annexure

Dated: 28/11/2022.

Yours Truly,
For, M/s. Tamhane & Co.,



Advocates and Solicitors

ANNEXURE

Sr. No.

1. M/s EMBASSY ENTERPRISES is the owner of the said property as per the property card dated 23rd August, 2022, issued by the competent authority.
2. I have perused the mutation entries.
3. I have carried out search report for 30 (Thirty) year from 1991 to March'2020.

FLOW OF TITLE

M/s EMBASSY ENTERPRISES, a registered Partnership Firm duly registered under the Indian Partnership Act, 1932 having their registered office address at B-106, Sanjay Apartment, S.V.P. Road, Borivali [West], Mumbai 400 092, we have investigated title of M/s EMBASSY ENTERPRISES, in respect of property more particularly described in the Schedule hereunder written (hereinafter called "the said property") and would like to state as follows:

1. Mr. SATYAPAL. J. BADLANI, (2). Mrs. MOHINI I KAPOOR, (3). Smt. BINA C BADLANI and (4). Mrs. KANCHAN R KUBAL all of Mumbai,

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Indian Inhabitants, were together carrying on business as equal partners, of the partnership business in the firm name and style of M/s SUNSHINE BUILDERS, having their office at 30, Colombia, St. Dominic Road, Bandra, Mumbai 400 050. All the four partners of M/s SUNSHINE BUILDERS hereinafter for sake of brevity, are collectively referred to as "THE PARTNERS".

2. "M/s SUNSHINE BUILDERS" by and under a conveyance dated 30th July'1974, registered under Sr. No. 1189 of 1974, with the Sub-Registrar of Assurances at Bandra, Mumbai became absolutely seized and possessed of all that piece or parcel of freehold land of ground situate in the Mumbai Suburban District and Registration Sub-District Bandra admeasuring about 4301.66 sq. yards OR 3596.00 sq. meters or thereabout forming part of Survey No. 504 pt. old Survey No. 271, and bearing CTS No 1406/10 of Village Malad and being layout plot No. H, situate at Cincholi Bunder Road, Malad [West], Mumbai 400 064, and the said plot of land is hereinafter referred to as "the said property".
3. By a Deed of Dissolution dated 23.02.1979 all "the Partners" dissolved the partnership business of M/s SUNSHINE BUILDERS, upon the terms and conditions therein contained.
4. By an arrangement and agreement dated 23.02.1979 also executed simultaneously by the partners of M/s SUNSHINE BUILDERS, it was therein agreed upon that each partner shall hold individually one fourth undivided right, title and interest in the land more particularly referred to as the said property, as owner, and each partner shall be entitled to the exclusive physical possession of the respective portions thereof more particularly referred to in the said agreement dated 23.02.1979 and shown in plan annexed thereto and development of "the said property" shall be developed as per the terms and conditions more particularly mentioned therein. However, no formal sub-division of the said property was done by any partner / Owner under the above said arrangement.

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5. By an Agreement for Sale dated 03.09.1993 registered under Sr. No. BDR/3924/1993 and subsequent Deed of Sale / Conveyance dated 02.12.1996 registered under Sr. No. BDR2/5260/1996 M/s EMBASSY ENTERPRISES, purchased and acquired the $\frac{1}{4}$ th undivided right, title, interest of the Partner Mrs. MOHINI I KAPOOR, in the said property being portion marked 'A', admeasuring about 899 sq. meters upon such terms and conditions as mentioned in the said Agreement for Sale dated 03.09.1993 and Deed of Sale dated 02.12.1996, referred to herein.
6. By an Agreement for Sale dated 02.09.1993 registered under Sr. No. BDR/4207/1993 and subsequent Deed of Sale / Conveyance dated 02.12.1996 registered under Sr. No. BDR2/5261/1996, M/s EMBASSY ENTERPRISES, purchased and acquired the $\frac{1}{4}$ th undivided right, title, interest of the Partner Mrs. BINA C BADLANI, in the said property being portion marked 'B', admeasuring about 899 sq. meters upon such terms and conditions as mentioned in the said Agreement for sale dated 02.09.1993 and deed of sale dated 02.12.1996, referred to herein.
7. By an Agreement for sale dated 01.09.1993 registered under Sr. No. BDR/4056/1993 and subsequent Deed of sale/Conveyance dated 02.12.1996 registered under Sr. No. BDR2/5259/1996 M/s EMBASSY ENTERPRISES, purchased and acquired the $\frac{1}{4}$ th undivided right, title, interest of the Partner Mrs. KANCHAN R KUBAL, in the said property being portion marked 'C', admeasuring about 899 sq. meters upon such terms and conditions as mentioned in the said Agreement for sale dated 01.09.1993 and deed of sale dated 02.12.1996, referred to herein.
8. By an Deed of sale / Conveyance dated 01.09.2020 registered under Sr. No. BRD/6105/2020 M/s Embassy Enterprises, Purchased and acquired the $\frac{1}{4}$ th undivided right, title, interest of the Partner Mr. SATYAPAL J BADLANI, in the said property being portion marked 'D, admeasuring about 899 sq. meters

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upon such terms and conditions as mentioned in the said Agreement of sale dated 01.09.1993 and deed of Sale / Conveyance dated 01.09.2020, referred to herein.

9. M/s Embassy Enterprises by virtue of the above four separate conveyance are now the OWNERS in respect of the undivided right, title, interest of the said property of portion marked 'A', 'B', 'C' & 'D' which in totality also comprise the said property OR all that piece or parcel of ground or Land situate lying and being at Village Malad in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, forming part of Survey No. 504 (pt), old Survey No. 271 bearing CTS No 1406/10 of Village Malad, being layout plot No - 'H' situate at Chincholi Bunder Road, Malad [West], Mumbai 40 064, admeasuring 4301.66 Sq. yards i.e. 3596.00 Sq, Meters or thereabout.
10. The name of M/s Embassy Enterprises stands mutated in the City Survey Register and in the property Register Cards, in respect of the said property.
11. Part of the Property to the extent of 189.30 Sq, Meters is affected by Setback of 18 Mtr. Wide D.P. Road. The Competent Authorities have separated the property cards of C.T. S. No. 1406/10, accordingly being C.T.S No. 1406/10/1 bearing an area of 3406.70 Sq, Meters and C.T.S. No 1406/10/2 bearing an area of 189.30 Sq, Meters.
12. Prior to issue of this title certificate in favour of **M/s EMBASSY ENTERPRISES**, we have caused a public notice to be published in two newspapers viz. in Free Press Journal and Nav Shakti both dated 15.12.2020 inviting objection from the general public. Pursuant to the said Public Notice no objections or claims were received by us.
13. We have also caused a search to be taken in respect of the said property and on perusal of notes in respect of the said property, we found no adverse entries / remark other than what is stated hereinabove.



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14. Subject to what is stated hereinabove, the title of M/s EMBASSY ENTERPRISES is clear, marketable and free from encumbrances.

15. There are no litigation of any nature whatsoever in relation to the said Property.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL that piece or parcel of ground or Land situate lying and being at Village Malad in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, forming part of Survey No. 504 (pt), old Survey No. 271 bearing CTS No. 1406/10 of Village Malad, being layout plot No – 'H' situate at Chincholi Bunder Road, Malad [West], Mumbai 400 064, admeasuring 4301.66 Sq. yards i.e.3596.00 Sq. Meters or thereabout and the said plot is bounded as follows:

On or towards the WEST By	:	S.No. 504(pt)
On or towards the EAST By	:	60' wide existing Road
On or towards the NORTH By	:	by plot AB& G of the said layout Scheme.
On or towards the SOUTH By	:	by plot No-I of the said layout Scheme.

Dated: 28/11/2022.

Yours Truly,
For, M/s. Tamhane & Co.,



Advocates and Solicitors