

Format A**Circular No 28-2021**

To,
MAHA RERA
Mumbai

LEGAL TITLE REPORT

Sub : Title Clearance Certificate with respect to **Land admeasuring about 1143.60 Sq mts bearing Survey No 10, Hissa No 1, Corresponding to CTS No 205, 205/1 to 9, Village Majas (Part 2), Taluka Andheri, Mumbai Suburban District** (hereinafter referred to Property).

I have investigated the Title of the said Property on the request of **M/s Shraddha Buildcon Pvt Ltd (The Developers/Promoter)** and following documents i.e.

1. Description of the Properties.

- a. By a **Deed of Conveyance dated 26th July 2012** executed between 1) **Shri Inderpal Madanlal Sehgal** 2) **Shri Mohinder Kumar Madanlal Sehgal** and 3) **Shri Ramesh Kumar Madanlal Sehgal** mentioned therein Vendors and **M/s Shraddha Build Con Pvt Ltd** therein mentioned as the **Purchaser** the said **M/s Shraddha Buildcon Pvt Ltd** acquired right, title and interest in **Land admeasuring about**



1143.60 Sq mts bearing Survey No 10, Hissa No 1, Corresponding to CTS No 205, 205/1 to 9, Village Majas (Part 2), Taluka Andheri, Mumbai Suburban District together with structures the said Deed of Conveyance dated 26th July 2012 has been adjudicated at Collectors of Stamps under Case No Adj/A/823/2012 dated 15-05-2012 and has been registered at sub registrar office under serial BDR-4-6655-2012 DATED 26-07-2012.

- b. **The said M/s Shraddha Buildcon Pvt Ltd** thus seized and possessed of well and sufficiently entitled to said Property.
- c. The said **1) Shri Inderpal Madanlal Sehgal 2) Shri Mohinder Kumar Madanlal Sehgal and 3) Shri Ramesh Kumar Madanlal Sehgal** have also executed Power of Attorney dated 27-07-2012 REGISTERED AT Sub Registrar office under serial No BDR4-483-2012 DATED 27-07-2012 in favour **M/s Shraddha Buildcon Pvt Ltd in respect to said Property.**
- d. **The said Slum Rehabilitation Authority (SRA) issued LOI to M/s Shraddha Buildcon Pvt Ltd UNDER Ref No K-E/PVT/0253/20201208/LOI DATED 11TH April 2022 and thereafter Commencement Certificate No K-E/PVT/0253/20201208/AP DATED 15th November 2022 upto Plinth Level in respect of the said Property.**
- e. **The said M/s Shraddha Buildcon Pvt Ltd** have thereupon got Conveyance rights in respect of the said Property as the Promoter thereof and in the circumstances stated hereinabove the **M/s**



Shraddha Buildcon Pvt Ltd are absolute Owner and developers of the said Property.

2. The Documents of allotment of Property

- a) **Property Cards**
- b) **Conveyance deed**
- c) **INDEX II**
- d) **Power of Attorney**
- e) **Public Notice published in Newspaper**
- f) **Slum Rehabilitation Authority issued LOI to M/s Shraddha Buildcon Pvt Ltd UNDER Ref No K-E/PVT/0253/20201208/LOI DATED 11TH April 2022**
- g) **Commencement Certificate No K-E/PVT/0253/20201208/AP DATED 15th November 2022 upto Plinth Level**

3. Property Card issued by City Survey Office, Mumbai

4. Search Report for 30 years from 1992 till 2022

2/- **On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of M/s Shraddha Buildcon Pvt Ltd is clear, Marketable and without any encumbrances.**



Owners of the land

- (1) M/s Shraddha Buildcon Pvt Ltd CTS No 205
- (2) M/s Shraddha Buildcon Pvt Ltd CTS No 205/1
- (3) M/s Shraddha Buildcon Pvt Ltd CTS No 205/2
- (4) M/s Shraddha Buildcon Pvt Ltd CTS No 205/3
- (5) M/s Shraddha Buildcon Pvt Ltd CTS No 205/4
- (6) M/s Shraddha Buildcon Pvt Ltd CTS No 205/5
- (7) M/s Shraddha Buildcon Pvt Ltd CTS No 205/6
- (8) M/s Shraddha Buildcon Pvt Ltd CTS No 205/7
- (9) M/s Shraddha Buildcon Pvt Ltd CTS No 205/8
- (10) M/s Shraddha Buildcon Pvt Ltd CTS No 205/9

3/- The report reflecting the flow of the title of the M/s Shraddha Buildcon Pvt Ltd, on the said property is enclosed herewith as annexure.

Encl : Annexure

Date 6th Feb 2023




ADVOCATE

C. M. GANDHI B.Sc., LL.B.
ADVOCATE HIGH COURT
OFFICE No. 1, 3rd FLOOR, MANIK METAL,
LAKHI HOUSE, OPP. GURUDWARA,
LBS MARG, BHANDUP (W), MUMBAI - 400078.
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C.M. GANDHI

B.Sc., LL.B.

ADVOCATE HIGH COURT

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FLOW OF THE TITLE ON THE SAID LAND

Land admeasuring about 1143.60 Sq mts bearing Survey No 10, Hissa No 1, Corresponding to CTS No 205, 205/1 to 9, Village Majas (Part 2), Taluka Andheri, Mumbai Suburban District.

Sr No

- 1) P R Card as on date of application for registration
- 2) Search Report for 30 years from 1992 till 2022.
- 3) Public Notice in two newspapers i.e Navshakti and Free Press Journal for inviting any claims and No claim has been received by me.
- 4) Litigation

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

Writ Petition No 26869 of 2022

Kamal Kunjibihari Seth

Petitioner

V/s

Shraddha Buildcon Pvt Ltd & Others

Respondent

Caf



Order dated 22nd Nov 2022 Coram Justice Nitin W Sambre

Ad Interim granted by the Honble High Court (for structure) shall continue till the communication of decision on the appeal and subsequent thereto for a period of 3 weeks from the date of communication of the order to the petitioner.

Date 6th Feb 2023



ADVOCATE

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