



PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to CTS No. 63/2, 63/3(p), 63/4, 63/5, 63/7 and 63/10(p), area admeasuring 8114.40 sq. mtrs., situated at Paradise Tower CHS Ltd. Village: Magathane, Taluka: Borivali, District: Mumbai Suburban. (hereinafter referred to as the "said plot").

I have investigated the title of the said plot on the request of **M/s. Shraddha Prime Projects Limited** and the following documents i.e.: -

- 1) Description of the property.
- 2) Development Agreement dated **21/02/2022**, bearing registration no. **BRL-9/2920/2022**.
- 3) Power of Attorney dated **25/02/2022**, bearing registration no. **BRL-9/3292/2022**.
- 4) Memorandum of Understanding dated **10/02/2014**
- 5) Memorandum of Understanding dated **09/01/2018**
- 6) Order No. **1447/2021** dated **12/07/2021**
- 7) Search report for 14 years from 2010 till 2023

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of **Paradise**





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Tower Co-operative Housing Society Limited as the Owner and **M/s. Shraddha Prime Projects Limited** as the Developer is clear, marketable and without any encumbrances.

Owners of the land:

Paradise Tower Co-operative Housing Society Limited; CTS No. 63/2, 63/3(p), 63/4, 63/5, 63/7 and, 63/10(p), area admeasuring 8114.40 sq. mtrs., situated at Paradise Tower CHS Ltd. Village: Magathane, Taluka: Borivali, District: Mumbai Suburban.

Developers of the land:

M/s. Shraddha Prime Projects Limited.; CTS No. 63/2, 63/3(p), 63/4, 63/5, 63/7 and, and 63/10(p), area admeasuring 8114.40 sq. mtrs., situated at Paradise Tower CHS Ltd. Village: Magathane, Taluka: Borivali, District: Mumbai Suburban.

The report reflecting the flow of the title of the **Paradise Tower Co-operative Housing Society Limited** as the Owner and **M/s. Shraddha Prime Projects Limited** as the Developer on the said land is enclosed herewith as an annexure.

Encl : Annexure.





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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Search report for 14 years from 2010 - 2023 taken from Online Search Report, bearing Challan No.: **MH005038872202324E** dated **11/07/2023**.
- 2) Vide Indenture of Conveyance dated 22/02/1980, **New Gajant Co-operative Housing Society Ltd.**, had acquired the right, title, interest of Mr. Jayantilal Lallubhai Parekh & 4 others in all that piece and parcel of land, admeasuring at about 2658 sq. yards equivalent to 2222 sq. mtrs. bearing Plot No. 7, Survey No. 16 & 15 (H/2), 145 (H/1), 152, situated at Village: Magathane, Taluka: Borivali, B.S.D. at Borivali (W), Mumbai- 400092 (hereinafter referred to as said "**Society 1**").
- 3) Vide Indenture of Conveyance dated 22/02/1980, **Prajakta Co-operative Housing Society Ltd.**, had acquired the right, title, interest of Mrs Sarla Jayantilal Parekh & 4 others in all piece and parcel of land, admeasuring at about 1222.00sq. yards equivalent to 1022 sq. mtrs. bearing Survey No. 16 and 15 (H/2). 145 (H/1), 152, Corresponding CTS No. 63 and 65 and subdivided Plot No. 1, situated at Village- Magathane, Taluka- Borivali, B.S.D. at Borivali (W), Mumbai 400092 (hereinafter referred to as said "**Society 2**").





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- 4) Vide Indenture of Conveyance dated 18/10/1979, **Shwet Deep mala Co-operative Housing Society Ltd.**, had acquired the right, title, interest of Mrs. Sarla Jayantilal Parekh & 4 others in all piece and parcel of land, admeasuring at about 1583 sq. yards equivalent to 1324 sq. mtrs. bearing Survey No. 16 and 15 (H/2). 145 (H/1), Survey No. 152, and subdivided Plot No. 6, situated at Village-Magathane, Taluka- Borivali, B.S.D. at Borivali (W), Mumbai 400092 (hereinafter referred to as said "**Society 3**").
- 5) Vide Indenture of Conveyance dated 18/10/1979, **Smitanjali Co-operative Housing Society Ltd.**, had acquired the right, title, interest of Mrs. Sarla Jayantilal Parekh & 4 others in all piece and parcel of land, admeasuring at about 1583 sq. yards equivalent to 1324 sq. mtrs. bearing Survey No. 16 and 15 (H/2). 145 (H/1), 152, CTS No. 63/1 to 63/11 and subdivided Plot No. 5, situated at Village-Magathane, Taluka- Borivali, B.S.D. at Borivali (W), Mumbai 400092 (hereinafter referred to as said "**Society 4**").
- 6) For the sake of brevity, the said societies 1, 2, 3, & 4 hereinafter collectively referred to as "**each of the such societies**".
- 7) By virtue of a **Memorandum of Understanding** dated 10/02/2014, the said Societies 1, 2, 3, & 4 agreed to proceed with redevelopment by the amalgamation of "**each of the such Societies**" with the consent and permission of the Registrar of Co-operative Society as required under the provision of Maharashtra Co-operative Societies Act, 1960.





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8) By virtue of a **Memorandum of Understanding** dated 09/01/2018, 1) New Gajant Co-operative Housing Society Ltd., 2) Prajakta Co-operative Housing Society Ltd., 3) Shwet Deep Mala Co-operative Housing Society Ltd., 4) Smitanjali Co-operative Housing Society Ltd. (subsequently amalgamated as Paradise Tower Co-operative Housing Society Limited, the Owner herein), and two other societies, sharing Internal Road and Recreation Ground, with the Owner Society, i.e. 5) Meghalok Co-operative Housing Society Ltd., 6) Meenant Co-operative Housing Society Ltd. having individual ownership of respective plots. Under their respective Indenture of Conveyance, have joint ownership of an internal Road having CTS No. 63/3 admeasuring 1552.6 sq. mtrs. and a Recreation Ground having CTS No. 63/10 admeasuring 1844.8 sq. mtrs. As per their arrangement, the area of their respective plots is as follows:-

PLOT AREA STATEMENT AS PER SETTLEMENT

CTS No	PLOT No	BUILDING NAME	PLOT No	1 AS PER TRANSULATION AREA	2 AREA as per Conveyance	3 FLYOVER AREA (AS PER AGREEMENT)	4 18.30 M D.P. ROAD (AS PER AGREEMENT)	5 TOTAL (2+3+4)=5
63/2	7	NEW GAJANT CHS LTD.	PLOT-A	8114.40	8095.00	527.00	239.00	9942.50
63/4	1	PRAJAKTA CHS LTD.				294.50	114.00	
63/5	6	SMITANJALI CHS LTD.				---	141.00	
63/7	5	SHWETDEERMALA CHS LTD.				391.00	141.00	
63/3(P.T.)	INT ROAD							
63/10(P.T.)	LAYOUT R.G.							
63/8	2	MEGHALOK CHS LTD.	PLOT-B	1470.00	1467.00	188.00	114.00	1769.00
63/3(P.T.)	INT ROAD							
63/10(P.T.)	LAYOUT R.G.							
63/9	3	MEENANT CHS LTD.	PLOT-C	3057.00	3057.00	653.00	239.00	3949.00
63/11	4	MEENANT CHS LTD.						
63/3(P.T.)	INT ROAD							
63/10(P.T.)	LAYOUT R.G.							
TOTAL				12641.40	12619.00	2053.50	988.00	15660.50

9) Further, I have been informed that Meghalok Co-operative Housing Society Ltd. and Meenant Co-operative Housing Society Ltd. are developing their respective building individually and the other four Societies viz. 1) New Gajant Co-operative





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Housing Society Ltd., 2) Prajakta Co-operative Housing Society Ltd., 3) Shwet Deep Mala Co-operative Housing Society Ltd., 4) Smitanjali Co-operative Housing Society Ltd. have agreed to carry out the re-development of their building jointly after following due process of amalgamation and revision of layout to that effect.

10) Vide Order No. **1447/2021** dated **12/07/2021** passed by Deputy Registrar of Co-operative Society, R North Ward, Mumbai allowing amalgamation of each of the such societies under the provision of section 17 of Maharashtra Co-operative Societies Act, 1960 r/w. Rule 16(2) of Maharashtra Co-operative Societies Rules, 1961.

11) Subsequently, the majority of the members of each of the such societies agreed to proceed with the redevelopment of their respective piece and parcel of land by demolishing their structures. By the amalgamation of each of the such societies with one another, a new venture is formed by the name "**Paradise Tower Co-operative Housing Society Ltd.**" (**THE OWNER HEREIN**) having Society Registration No. **MUM/WR-U/HSG/TC/16068/2021-22/2021** on 18/08/2021, bearing CTS No. 63/2, 63/3(p), 63/4, 63/5, 63/7 and, 63/10(p), area admeasuring 8114.40 sq. mtrs., now collectively forms a single plot hereinafter referred as "**Plot A**" as per approved layout u/no. CHE/WSII/2778/R/C/302 dated 29/12/2021, situated at Village Magathane, Taluka: Borivali, Mumbai Suburban District.

12) Vide Development Agreement dated **21/02/2022**, Paradise Tower Co-operative Housing Society Limited., transferred, assigned & conveyed all their development rights, title, interest and benefits with respect to the Said Plot in favor of, **M/s. Shraddha Prime Projects Limited** through its authorized director, Mr. Santosh





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Sadashiv Samant, on terms and conditions mentioned therein. The same was duly registered with the sub-Registrar of Assurances at Borivali bearing document serial no. **BRL-9/2920/2022** on **25/02/2022**. (hereinafter referred to as the "said Development Agreement").

13) In pursuance of the said Development Agreement, Paradise Tower Co-operative Housing Society Limited, executed a Power of Attorney with respect to said plot in favor of Mr. Santosh Sadashiv Samant being authorized director of **M/s. Shraddha Prime Projects Limited**. The same is registered with the sub-Registrar of Assurances at Borivali, bearing document serial no. **BRL-9/3292/2022** on **25/02/2022**. (hereinafter referred to as the "said Power of Attorney").

Date: 11/07/2023



Parth Chande

Advocate

