



*Kripashankar R. Tiwari*

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**ADVOCATE HIGH COURT & NOTARY**

Residence : D -17 / 503 - 504, Shanti Vihar, Mira Road (East), Dist. Thane - 401 107.

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(By Regd. AD. / UPC / Courier / Hand Delivery)

Ref. No. : \_\_\_\_\_

Date : \_\_\_\_\_

**FORMAT -A**  
(Circular No. 28/2021)

To,  
The Maha RERA,  
Hussein Bhavan, Near RBI,  
'E' Block, Bandra (East),  
Mumbai-400051.

**LEGAL TITLE REPORT**

Sub. Legal Title Report on title in respect of all that Piece and Parcel of land lying & being and situate at Azad Bazar Road, Dadar, Mumbai bearing Cadastral S. No. 2/112, Mahim Division & Being Final Plot No. 835, T.P.S. No. IV, of Mahim Division, admeasuring at or about 848.67 Sq. Meters under Collectors Old No. 342, New No. 4072 and Current New Survey No. 2/1605 & Municipal G Ward No. (33) 4404 (1) & Street No. 9-A, in the limit of BMC, Registration District and Sub District of Mumbai City and Mumbai Suburban (hereinafter referred to as "the Property").

1. I have investigated the title of the property with respect to the ownership rights of the Anand Niketan Co-operative Housing Society Ltd. in respect of the property and the development rights of the Developers M/s Rajadhiraj Construction LLP, a Limited Liability Partnership duly incorporated under the provisions of the Limited Liability Partnership Act, 2008 (hereinafter referred to as the 'Developers') in respect of the Property on the request of the Developers.

**Description of the said Property**

- (a) All that the Piece and Parcel of land lying & being and situate at Azad Bazar Road, Dadar, Mumbai bearing Cadastral S. No. 2/112, Mahim Division & Being Final Plot No. 835, T.P.S. No. IV, of Mahim Division, admeasuring at or about 848.67 Sq. Meters under Collectors Old No. 342,



2.

New No. 4072 and Current New Survey No. 2/1605 & Municipal G Ward No. (33) 4404 (1) & Street No. 9-A, in the limit of BMC, Registration District and Sub District of Mumbai City and Mumbai Suburban.

(b) The documents pertaining to the title are mentioned in Annexure "A".

(c) Property Register Card dated 20<sup>th</sup> October, 2023 issued by the Assistant Superintendent Cum City Survey Officer No. 1 / 2, Mumbai.

(d) Search Report dated 4<sup>th</sup> May, 2024 issued by Advocate K. M. Mishra for searches carried out under him in the office of the Sub Registrar of Assurances for a period of 30 years from 1994 till 2024 in respect of the said Property

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 Anand Niketan Co-operative Housing Society Ltd. is the owner of the Property and the Developers M/s Rajadhiraj Construction LLP has the rights to develop the said Property and the title of the said Property is clear and marketable.

**Owners of the Land:**

The Anand Niketan Co-operative Housing Society Ltd. Cadastral S. No. 2/112, Mahim Division & Being Final Plot No. 835.

3.


**Developer of the Property:**


M/s Rajadhiraj Construction LLP.

The Report reflecting the flow of the Title of the Property is enclosed herewith.

Encl. Annexures.

Dated: 8<sup>th</sup> May, 2024

  
(K. R. Tiwari)  
Advocate



Enc. as above



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**FORMAT -A**

(Circular No. 28/2021)

**FLOW OF THE TITLE OF THE PROPERTY**

**A. DEVOLUTION OF TITLE**

Based on my perusal of the documents and records, I observe / understand as follows:

- (1) By and under the Conveyance Deed (Deemed / Unilateral) dated 22/11/2018 registered on 22/11/2018 under Sr. No. BOM-9197-2018 executed by D. S. Salunkhe, District Deputy Registrar, Co-operative Societies, Mumbai City (1) and the Competent Authority on Account of defaulting Owner Mr. Louis Gousalo Gorcia D'souza (as per revenue record) of the First Part in favour of the Anand Niketan Co-operative Housing Society Ltd. hereinafter referred to as the Purchaser / the Society of the Second Part. The District Deputy Registrar, Co-operative Societies, Mumbai City (1) and the Competent Authority on Account of defaulting Owner Mr. Louis Gousalo Gorcia D'souza (as per revenue record) conveyed, released and assured unto the Society, the Property at and for the consideration and on the terms and conditions contained therein.
- (2) In the manner aforesaid, the Society became the owner of Property.



2.

(3) By and under the Registered Development Agreement dated 22/12/2022 registered on 22/12/2022 under Sr. No. BOM-2-19628-2022 executed by and between the Anand Niketan Co-operative Housing Society Ltd. hereinafter referred to as the "Owner" of the One Part and Sudhanshu Ajay Maheshwari & Shishir Sanjay Maheshwari, Partners of Rajadhiraj Construction LLP, hereinafter referred to as "Developers" of the Other Part. The society granted and assigned unto the Developers full uninterrupted, unequivocal, exclusive and sole development rights in respect of the Property, on the terms and conditions more particularly contained therein.

(4) By and under a Power of Attorney dated 22/12/2022 executed by the Society therein referred to as the 'Society' in favour of the Developers and registered with the office of the Sub Registrar of Assurances under Serial No. Sr. No. BOM-2-19629-2022 the Society irrevocably nominated, constituted and appointed the Developers to be their true and lawful Attorney to execute and perform certain acts, deeds, matters and things more particularly setout therein in relation to the development of the Property.

**B. PROPERTY REGISTER CARD**

The name of the Anand Niketan Co-operative Housing Society Ltd. is reflected as the owners on Property Register Card dated 20<sup>th</sup> October, 2023 issued by the Assistant Superintendent Cum City Survey Officer No. 1 / 2, Mumbai.



**C. SEARCHES**

I have caused searches to be conducted in the office of the Sub-Registrar of Assurances at Bombay for a period of 30 years from 1994 to 2024 in respect of the Property and have been carried out under Advocate K. M. Mishra dated 4<sup>th</sup> May, 2024 in that regards and upon perusal of the Search Report , I have not come across any adverse entries affecting the Property. Save and except, a mortgage by way of deposit of title deed is created by under Mortgage Deed dated 16/04/2024 registered on 16/04/2024 under Sr. No. BOM-5-6164-2024 executed by and between Sudhanshu Ajay Maheshwari & Shishir Sanjay Maheshwari, Partners of Rajadhiraj Construction LLP & Ajay Satyanarayan Maheshwari Partner of Shreedham Builders, hereinafter referred as the "Mortgager" of the One Part and Capri Global Capital Ltd. hereinafter referred to as the "Mortgagee" of the Other Part.

**D. LITIGATION:**

*As per instructions of the Property owner the Anand Niketan Co-operative Housing Society Ltd. and the Developers M/s Rajadhiraj Construction LLP, any litigation against the said Property is not pending in any court in any manner.*

**E. ENCUMBRANCES:**

*As per the search Report submitted by Advocate K. M. Mishra a Mortgage has been created under Mortgage Deed dated 16/04/2024 registered on 16/04/2024 under Sr. No. BOM-5-6164-2024 executed by and between*

4.


Sudhanshu Ajay Maheshwari & Shishir Sanjay Maheshwari, Partners of Rajadhiraj Construction LLP & Ajay Satyanarayan Maheshwari Partner of Shreedham Builders, hereinafter referred as the “Mortgager” of the One Part and Capri Global Capital Ltd. hereinafter referred to as the “Mortgagee” of the Other Part.

**F. PUBLIC NOTICE:**

A Public Notice has been published by Advocate Niraj Tripathi on 15/10/2022 in Navshakti (Marathi) and Free Press Journal (English ) News Papers, Mumbai Edition, inviting claims and objections from the public with respect to the title of the Society to the Property and he had not received any objection from anyone, a no claim letter dated 8<sup>th</sup> November, 2022 was issued by him.

**G. CONCLUSION:**

Subject to what is stated hereinabove, I am of the opinion that the Anand Niketan Co-operative Housing Society Ltd. is the owner of the Property and the Developers have the rights to develop the Property and the title of the Property is clear and marketable.

  
(K. R. Tiwari)

Advocate

Date: 8 the May, 2024





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ANNEXURR "A"

DOCUMENTS AND RECORDS

- (1) By and under Conveyance Deed (Deemed / Unilateral) dated 22/11/2018 registered on 22/11/2018 under Sr. No. BOM-9197-2018 executed by D. S. Salunkhe, District Deputy Registrar, Co-operative Societies, Mumbai City (1) and the Competent Authority on Account of defaulting Owner Mr. Louis Gousalo Gorcia D'souza (as per revenue record) of the First Part in favour of M/s Anand Niketan Co-operative Housing Society Ltd. hereinafter referred to as the Purchaser / the Society of the Second Part.
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2.

(4) Property Register Card dated 20<sup>th</sup> October, 2023 issued by the Assistant Superintendent Cum City Survey Officer No. 1 / 2, Mumbai.

(K. R. Tiwari)

Date: 8 the May, 2024

