



KOPARKAR LAW CHAMBERS

Mandar V. Koparkar

B.Com., LL.B.

201, 2nd Floor, Jovial Ark, Babhai Naka, Next to Kamdhenu Society, Borivali (W), Mumbai - 400 092

☎ 8828737733 • 9224409296 ✉ adv.mvkooparkar@gmail.com

FORMAT A
(CIRCULAR NO:28 / 2021)
LEGAL TITLE REPORT

TO,
MAHARERA,
BKC, Housefin Bhavan, Near RBI,
E Block, Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051.

Sub.: Title certificate with respect to all that piece or parcel of plot of land C.T.S. No. 2394/A, and Survey No. 204, Hissa No. 6 of Village Eksar, Taluka Borivali, total land admeasuring 1604.7 sq. mtrs. and in the Registration District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai and assessed by R/C Ward of MCGM and structure standing thereon, building known as the “**DATTA DHAM CO-OPEATIVE HOUSING SOCIETY LIMITED**” (hereinafter referred to as ‘the said property’).

1. I have investigated the title of the said plot on the request of M/s. Hindustan Realty Limited, a Registered Company with respect to the said property. That in the course of the said process I have caused to pursue the following documents in order to check the title of the said property. The documents perused and considered by me are as follows: -

- Registered Conveyance Deed (Deemed/ Unilateral) dated 21/08/2015 duly registered under no. BRL-6-6807-2015 made and executed between defaulting predecessors/ promoters namely Balkrishna Datta Mhatre (since deceased) through their legal heirs and others, through competent Authority N. R. Nikam duly authorized and represented by the representative of the competent authority [as per the powers vested upon him U/s. 5A of Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management and transfer) Act 1963] therein referred to as “the Vendors” of the First Part and defaulting Sadanand Maharaj Consturction Co., a partnership firm and another through competent



KOPARKAR LAW CHAMBERS

Mandar V. Koparkar

B.Com., LL.B.

201, 2nd Floor, Jovial Ark, Babhai Naka, Next to Kamdhenu Society, Borivali (W), Mumbai - 400 092

☎ 8828737733 • 9224409296 ✉ adv.mvkooparkar@gmail.com

Authority N. R. Nikam duly authorized and represented by the representative of the competent authority [as per the powers vested upon him U/s. 5A of Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management and transfer) Act 1963] therein referred to as "the Confirming Party" of the Second Part and **DATTA DHAM Co-operative Housing Society Limited**, a co-operative Housing Society therein referred to as "**The Society**" of the Third Part whereby vide an order-cum-certificate dated 03/11/2014, bearing no. DDR-4/Mum./D.C./Datta Dham CHS/ 1556/ 14 passed by the Competent Authority, all the rights, title and interest with respect to the land admeasuring 1420.7 sq. mtrs. forming a portion of the said property was conveyed in favour of the Society therein i.e. **Datta Dham Co-operative Housing Society Limited** thereby making the said society lawful and absolute owner of the said property along with all the structure/s appurtenant to it and also along with the benefits arising out of the same.

- Registered Conveyance Deed (Deemed/ Unilateral) dated 27/07/2023 duly registered under no. BRL-8-10427-2023 made and executed between defaulting predecessors/ promoters namely Balkrishna Datta Mhatre (since deceased) through their legal heirs and others through competent Authority Kailas Jebale duly authorized and represented by the representative of the competent authority (as per the powers vested upon him U/s. 5A of Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management and transfer) Act 1963 therein referred to as "the Vendors" of the First Part and defaulting Sadanand Maharaj Consturction Co., a partnership firm and another through competent Authority Kailas Jebale duly authorized and represented by the representative of the competent authority (as per the powers vested upon him U/s. 5A of Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management and transfer) Act 1963 therein referred to as "the Confirming Party/ Developer/ Promoter" of the Second Part and **DATTA DHAM Co-operative Housing Society Limited**, a co-operative Housing Society therein referred to as "**The Purchaser/ The Society**" of

KOPARKAR LAW CHAMBERS

Mandar V. Koparkar

B.Com., LL.B.

201, 2nd Floor, Jovial Ark, Babhai Naka, Next to Kamdhenu Society, Borivali (W), Mumbai - 400 092

☎ 8828737733 • 9224409296 ✉ adv.mvkooparkar@gmail.com

the Third Part whereby by an order-cum-certificate dated 22/05/2023, bearing no. DDR-4/Mum./D.C./Datta Dham CHS/ 1347/ 2023 passed by the Competent Authority, all the rights, title and interest with respect to the land admeasuring 184 sq. mtrs. forming a portion of the said property was conveyed in favour of the Society therein i.e. **Datta Dham Co-operative Housing Society Limited** thereby making the said society lawful and absolute owner of the said property along with all the structure/s appurtenant to it and also along with the benefits arising out of the same.

- Society Registration Certificate dated 14/10/1991 issued by Sub-Registrar of Assurances, Mumbai thereby confirming that Datta Dham Co-operative Housing Society Limited is duly registered as per the provision of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/WR/HSG/(TC)/5959/Year 91- 92.
- Assessment Calculation list issued by Brihanmumbai Mahanagar Palika, Assessment and Collection Department.
- D. P. Remark dated 17/08/2021, serial no. Ch.E/DP34202108111339205 issued by Municipal Corporation of Greater Mumbai pertaining to the sanction development plan remarks for the said property. The said remark denotes that the said property is falling under Residential zone.
- 7/12 Extract pertaining to the said property bearing Survey No. 204/6 Taluka – Borivali, Village – Eksar, District and Sub District Mumbai City and Suburban Mumbai, denoting the name of Datta Dham Co-operative Housing Society Limited as the holder of the said property as on date.
- Extract of the Property Register Card pertaining to the said property bearing C.T.S. No. 2394/A situated in Village Eksar, Taluka Borivali, District and Sub District Mumbai City and Suburban Mumbai. It appears that the same needs to be updated in the light of the execution of the above said Deed of Conveyance.



KOPARKAR LAW CHAMBERS

Mandar V. Koparkar

B.Com., LL.B.

201, 2nd Floor, Jovial Ark, Babhai Naka, Next to Kamdhenu Society, Borivali (W), Mumbai - 400 092

☎ 8828737733 • 9224409296 ✉ adv.mvkooparkar@gmail.com

- Registered Development Agreement dated 02/08/2023 duly registered under BRL8-10548-2023 made and executed between Datta Dham Co-operative Housing Society Limited therein referred to as "Society" of the First Part and Pradhan Sudha Narayan and 39 others therein referred to as "Members" of the Second Part and M/s. **Hindustan Realty Limited**, a **Registered Company** therein referred to as "Developer of the Third part whereby the society therein with the confirmation of the Members therein granted redevelopment rights in favour of the Developer therein to develop and construct a building on the said plot of land and for the other terms and conditions as mentioned therein.
- City Survey Plan/ Survey Plan Approved by the Revenue Department/ City Survey Office.
- Commencement Certificate revalidated date 24/04/1985, bearing serial no. CE/6285/BSII/AR issued by Municipal Corporation of Greater Mumbai, thereby, granting permission to commence and construct upto the 2nd slab of the building on said property.
- Search Report dated 06/10/2023 taken at the Office of the Sub- registrar of Assurances at Mumbai (Old Custom House), Bandra, Goregaon, Borivali Sub- Registrar's offices from the year 1984 to 2023 (40 years) Whereby the entry of Development Agreement dated 02/08/2023, duly registered under no. BRL-8/10548/2023 executed by and between Datta Dham Co-operative Housing Society Limited of the One Part and M/s. Hindustan Realty Ltd. of the Other Part with respect to the development of the said property is reflecting. The said report does not show any lien or registered encumbrance on the said property. However, it has been mentioned that the computerized records of Sub-Registrar of Assurances not maintained properly and also some pages of Index- II (manually and computerized) are missing from the records and hence this search report is based upon the Index- II available in the SRO's office to torn records/ missing records.



KOPARKAR LAW CHAMBERS

Mandar V. Koparkar

B.Com., LL.B.

201, 2nd Floor, Jovial Ark, Babhai Naka, Next to Kamdhenu Society, Borivali (W), Mumbai - 400 092

☎ 8828737733 • 9224409296 ✉ adv.mvkooparkar@gmail.com

2. On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that the title of **M/S. HINDUSTAN REALTY LIMITED** is clear, marketable and without any encumbrances.

Owners of the land:-

DATTA DHAM CO-OPERATIVE HOUSING SOCIETY LIMITED

Situated at ALL THAT piece or parcel of plot of land C.T.S. No. 2394/A, and Survey No. 204, Hissa No. 6 of Village Eksar, Taluka Borivali, total land admeasuring 1604.7 sq. mtrs. and in the Registration District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai and assessed by R/C Ward of MCGM and structure standing thereon, building known as the "DATTA DHAM CO-OPEATIVE HOUSING SOCIETY LIMITED".

Qualifying comments/ remarks (if any):-

It appears that the Property Card needs to be updated in the light of the execution of the above mentioned Deed of Conveyance.

3. The report reflecting the flow of the title of M/s. Hindustan Realty Limited, a Registered Company on the said plot is enclosed herewith as annexure.

Encl. : Annexure

Dated this 26th day of October, 2023.

MANDAR V. KOPARKAR
ADVOCATE

License No. MAH/1720/1998

Mr. Mandar V. Koparkar
Advocate,
402, Shradha Darshan,
Opp. MHB Colony Police Station,
Link Road, Borivali (W), Mumbai-91.



KOPARKAR LAW CHAMBERS

Mandar V. Koparkar
B.Com., LL.B.

201, 2nd Floor, Jovial Ark, Babhai Naka, Next to Kamdhenu Society, Borivali (W), Mumbai - 400 092

☎ 8828737733 • 9224409296 ✉ adv.mvkooparkar@gmail.com

FORMAT A
(CIRCULAR NO: 28 / 2021)
FLOW OF THE TITLE OF THE SAID PLOT

Sr. No.

- 1) 7/12 extract and P.R. Card as on date of application for registration.
- 2) D. P. Remark issued by Municipal Corporation of Greater Mumbai.
- 3) Assessment Bill issued by Brihanmumbai Mahanagar Palika
- 4) Search report dated 06/10/2023 for 40 years from the Year 1984 to 2023, Taken from Sub-Registrar's offices at Mumbai (Old Custom House), Bandra, Goregaon, Borivali Sub- Registrar's offices.
- 5) Registered Conveyance Deed (Deemed/ Unilateral) dated 21/08/2018 duly registered under no. BRL-6-6807-2018.
- 6) Registered Conveyance Deed (Deemed/ Unilateral) dated 27/07/2023 duly registered under no. BRL-8-10427-2023
- 7) Registered Development Agreement dated 02/08/2023 duly registered under BRLS-10548-2023.
- 8) Pending litigation suit bearing no. 1832 of 2023 and Notice of Motion in the City Civil Court Dindoshi Mumbai.

Dated this 26th day of October, 2023

MANDAR V. KOPARKAR
ADVOCATE

License No. MAH/1720/1998

Mr. Mandar V. Koparkar
Advocate,
402, Shradha Dar
Opp. MHB Colony, Borivali Station,
Link Road, Borivali (W), Mumbai-91.