

*Jinita Shah*

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Advocate & Solicitor

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**FORMAT-A**

To,  
MAHARERA  
BKC, Housefin Bhavan, near RBI,  
E Block, Bandra Kurla Complex, Bandra East,  
Mumbai, Maharashtra 400051.

**LEGAL TITLE REPORT**

**Sub: Title clearance certificate with respect to all that piece and parcel of land along with structure situate lying and being at Ghatkopar in the Registration Sub-District of Bandra, District Bombay Suburban being Plot No. 193 of Garodia Nagar, Ghatkopar (East), Mumbai-400 077 of Village Ghatkopar bearing CTS No. 195/191, Garodia Nagar Scheme containing by admeasurement 1000 square Yards equivalent to 836.01 Square Meters or thereabouts being portion of land bearing Survey No. 249, Hissa No 1 (part) ('the said Land') along with now demolished building namely Jeevan Tarang ('the said Building) (the said Land alongwith the said Building shall hereinafter be referred to as 'the said Property').**

1. I have investigated the title of the said Property on the request of my clients, **M/s RDK Constructions** (hereinafter referred to as 'the Developers') and following documents i.e.:-

1. All that piece and parcel of land along with structure situate lying and being at Ghatkopar in the Registration Sub-District of Bandra, District Bombay Suburban being Plot No. 193 of Garodia Nagar, Ghatkopar (East), Mumbai-400 077 of Village Ghatkopar bearing CTS No. 195/191, Garodia Nagar Scheme containing by admeasurement 1000 square Yards equivalent to 836.01 Square Meters or thereabouts being portion of land

bearing Survey No. 249, Hissa No 1 (part) along with now demolished building namely Jeevan Tarang.

2. Photocopy of Deed of Conveyance dated 3<sup>rd</sup> April 1968 bearing Registration no. BOM/R/1380 of 1968.
3. Development Agreement 28<sup>th</sup> March 2023 duly registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL5-6481 of 2023 and Power of Attorney dated 28<sup>th</sup> March 2023 duly registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL5-6485 of 2023.
4. Property Card issued by City Survey Officer, Kurla and extract of digitally signed property card procured online. Name of the Society is not mutated on the property card.
5. Search report for 30 years from 1994 till 2023.
6. Public notice dated 12<sup>th</sup> December 2023 issued in Free Press Journal and Navakal inviting claim from the public to the said Property or any part thereof. Till date no claim/ issue is received with respect to the said Property.
1. 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 said Property owned by Jeevan Tarang Co-operative Housing Society Limited is clear, marketable and without any encumbrances. The name of the society namely Jeevan Tarang Co-operative Housing Society Limited is not mutated on the property card.

2. Owners of the said Land and owner of the said Building: Jeevan Tarang Co-operative Housing Society Limited.
3. Final Plot No./ CTS No.: 195/191.
4. Prima facie a physical inspection of the photocopies of the documents listed in Paragraphs above and subject to Observation set out in Paragraphs above, I am of the opinion that the ownership rights of the said Land and ownership of the said Building vests with Jeevan Tarang Co-operative Housing Society Limited and are entitled to carry out redevelopment of the said Property. In view of the Development Agreement dated 28<sup>th</sup> March 2023 duly registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL5-6481 of 2023 and Power of Attorney dated 28<sup>th</sup> March 2023 duly registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL5-6485 of 2023, M/s RDK CONSTRUCTIONS are entitled to carry out redevelopment of the said Property.

The report reflecting the flow of the title of the Owner on the said Property is enclosed herewith as annexure.

**1. ASSUMPTIONS:**

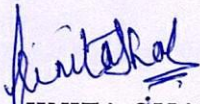
While considering my opinion on the title of the said Property, I have made the following assumptions:

- a. All copy documents confirm to the originals and originals are genuine and complete.

- b.** Each signature on the documents shall be deemed to be genuine signature of the individual/ party concerned.
- c.** The Agreements are within the power and capacity of and have been validly authorized and signed by each party.
- d.** I express no opinion as to the correctness of any warranties given by the parties (expressly or implied) to the agreements under or by virtue of these agreements executed save if and insofar as the matters warranted are subject matter of specific opinions in this certificate.

Encl: Annexure.

Date: 27<sup>th</sup> December 2023



JINITA SHAH

Advocate and Solicitor

FORMAT - A

(Circular No.:- 28/ 2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

Sr.No.

- 1) P.R. Card as on date of application for registration: Property Card issued by City Survey Officer, Kurla and Bandra and extract of digitally signed property card procured online on 22<sup>nd</sup> December 2023.
- 2) Mutation Entry No. : NIL
- 3) Search report dated 21<sup>st</sup> December 2023 for 30 years taken from Sub-Registrar's office at Kurla by Mr. S.P. Bhosale.
- 4) Any other relevant title. NIL
- 5) Litigations if any: NIL.

Date: 27<sup>th</sup> December 2023



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