

To,
MahaRERA
3rd Floor, A Wing,
Slum Rehabilitation Authority,
Administrative Building, Anant Kanekar Marg,
Bandra (E), Mumbai-400051

FORMAT – A

(Circular No:- 28 /2021)

LEGAL TITLE REPORT

Subject: Title clearance certificate in respect of an immovable property consisting of land bearing Final Plots Nos. 83B/4 to 83B/7 of TPS II, Santacruz admeasuring in the aggregate approximately 3784.38 sq. meters all of Village Bandra -"G", situated at 13.4 mtr wide DP Road, (H/West ward), Santacruz -West, Mumbai 400054 (herein after referred as "the said plots").

1. We have investigated the title of the said plots at the request of and under instructions of Messrs. Gokul Developers, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at "Rahejas" Corner of Main Avenue and V. P. Road, Santacruz (west), Mumbai 400 054 (hereinafter referred to as '**the Promoter**'), (having (1) Arjun Housing Private Limited and (2) Abu Developers Private Limited as its only present partners) and have seen the following documents:

Description of the property: -

ALL THOSE pieces or parcels of land or ground in the aggregate admeasuring approximately 3784.38 sq. meters or thereabouts being Final Plot Nos. 83B/4 to 83B/7 of TPS II, Santacruz (earlier being part of CTS Nos. G/345/A to G/345/H) of Village Bandra - "G", situated at 13.4 mtr wide DP Road, (H/West ward), Santacruz -West, Mumbai 400 054

2. The Documents of in respect of the said Plots:
 - (a) The Promoter was the owner of a large piece of land then bearing Plot No.83-B of Town Planning Scheme-II, Santacruz (West) (hereinafter for brevity's sake referred to as "the said large immovable property");
 - (b) The said large immovable property was subject to an intended variation in the said Town Planning Scheme. Ultimately, the said large immovable property was reconstituted as 8 plots designated as Final Plot Nos.83B/1 to 83B/7 and 83B/1A (hereinafter for brevity's sake referred to as "the said eight plots");
 - (c) The said eight plots have been in the sole and exclusive possession of the Promoter, as owners since 29th November 1990;
 - (d) By a Deed of Retirement dated 15th January 2019, one of then partners of the Promoter viz. Gireesh Nautamlal Jani, retired from the Promoter firm and on such retirement out of the said eight plots, 4 plots bearing Final Plot Nos. 83B/1, 83B/2, 83B/3 and 83B/1A of TPS II, Santacruz came to the share of and belong to the said Gireesh N Jani;

A. H. P & Co.

- (e) The remaining four plots namely, Final Plot Nos. 83B/4 to 83B/7 of TPS II, Santacruz admeasuring in the aggregate 3784.38 sq. meters continued to belong to and still vest in and belong to the Promoter (having Arjun Housing Private Limited and Abu Developers Private Limited as its only Partners) as its stock-in-trade, exclusively and free from encumbrances, charges and/or claims;
- (f) A Consent Decree dated 17th January 2019, (which has been duly stamped and has been registered with the Sub-Registrar of Assurances under Serial No.BDR-18/809/2020) on 17th January 2020 has interalia declared, recorded and ordered as above.

3. The Property Register Cards in respect of the aforesaid 4 plots Final Plot Nos. 83B/4 to 83B/7 of TPS II, Santacruz have been mutated to reflect the name of the Promoter.

4. We have caused searches to be taken by Search Clerk, Srinivas Chipkar in the Office of the Sub-Registrar of Assurances for the period 1980 to 2020; he has submitted his Report dated 30th January 2020 – there are no adverse observations made by him. We have perused certified copies of the decrees and orders referred to / passed in Appeal No.1063 of 1984 in Notice of Motion No.1661 of 1983 in Suit No.1632 of 1981 and the Consent Decree dated 17th January 2019 in Suit no. 904 of 2015.

5. On perusal of the above mentioned documents and all other relevant documents relating to the Title of the said Plots, we are of the opinion that the Title of the Promoter is clear, marketable and without any encumbrances.

OWNERS OF THE LAND

Messrs. Gokul Developers [the Promoter] are the sole and absolute owners of the said Plots bearing Final Plots Nos. 83B/4 to 83B/7 of TPS II, Santacruz, of Village Bandra -"G", situated at 13.4 mtr wide DP Road, (H/West ward), Santacruz –West, Mumbai 400054 free from encumbrances, charges and/or claims and free from litigation and have a clear and marketable title thereto

6. The Report reflecting the flow of the title of the Promoter on the said Plots is enclosed herewith as annexure 'A'.

Dated this 10th day of February 2022

A. H. Parpia & Co.
A H Parpia and Company
Advocates and Solicitors

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FLOW OF THE TITLE OF THE SAID LAND.

- 1) The Property Register Cards in respect of the aforesaid 4 plots Final Plot Nos. 83B/4 to 83B/7 of TPS II, Santacruz have been mutated to reflect the name of Messrs. Gokul Developers
- 2) We have caused searches to be taken by Search Clerk, Srinivas Chipkar in the Office of the Sub-Registrar of Assurances for the period 1980 to 2020; he has submitted his Report dated 30th January 2020 – there are no adverse observations made by him.
- 3) There are no Litigations affecting the said immovable property.

Dated this 10th day of February 2022

A. H. Parpia & Co.

A. H. Parpia & Company

Advocates and Solicitors