

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

To,  
MahaRERA,  
Mumbai

**Legal Title Report (Summary)**

**TITLE REPORT**

**Sub:** Title Clearance Certificate (Summary) in respect of the Survey No. 40, Hissa No. 4 (Part) and bearing City Survey Nos. 1763 and 1764 admeasuring 1,305 square yards equivalent to 1,097.11 square meters situated at Jivdaya Lane, Village Kirol-Kurla alongwith a structure standing thereon namely, Jivdaya Co-operative Housing Society Ltd., consisting of Ground + 3 Floors (**hereinafter referred to as the "said Plot"**);

I have investigated the title of the said plot on the request of M/s Sanghvi Constructions, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 and following documents i.e.:-

**1. Description of the Property**

All that piece and parcel of land bearing Survey No.40, Hissa No.4 (Part) and bearing City Survey Nos.1763 and 1764 admeasuring 1,305 square yards equivalent to 1,097.11 square meters situated at Jivdaya Lane, Village Kirol-Kurla, along with on the following structures standing thereon: Jivdaya Co- operative Housing Society Ltd., consisting of Ground + 3 floors and bounded as follows:

On or towards the North : By the property of Janji Ranji Shah;  
On or towards the South : By the property of Shankar Bhaguji Jadav;  
On or towards the East : By the Government Land;  
On or towards the West : By the Jivdaya Lane;

**2. The documents of allotment of plot**

- i. Indenture dated 18<sup>th</sup> October, 1971, registered with the Sub-Registrar of Assurances at Mumbai under Serial No. **BOM-R/32/1972** made and executed between **Smt. Mahindrabai Thakorlal Gordhandas (Shah)**, the Vendors therein and **Jivdaya Co- operative Housing Society Ltd**, the Purchasers therein;
- ii. Searches conducted by **Mr. Ashish Javeri (Title Investigator)**, at the office of the Sub-Registrar of Assurances at Mumbai. He has issued a **Search Report dated 17<sup>th</sup> November, 2018**;
- iii. **Property Card, papers and documents** those made available to me;

- iv. **Development Agreement** dated 11<sup>th</sup> June, 2019 registered with the Sub-Registrar of Assurances at Mumbai under serial No. KRL3-7770-2019 executed amongst **Jivdaya Co-operative Housing Society Ltd.** therein referred to as the **Society/owners** of the First Part; **Smt. Sangeeta Manoj Patel** and 22 others therein referred to as the "**Confirming Party**" of the Second Part, and **M/s. Sanghvi Constructions**, therein referred to as the "**Developers**" of the Third Part. The Owners granted, transferred and assigned the Development Rights and all other right, title, interest, benefit in respect of the said property unto and in favor of the Developers.
  - v. Pursuant to the said Development Agreement dated 11<sup>th</sup> June, 2019 the Owners have also executed a **Power of Attorney** dated 11<sup>th</sup> June, 2019 registered with the Sub-Registrar of Assurances at Mumbai under Serial No. KRL-3/7771/2019 in favor of the Developers.
  - vi. **The declarations and representations made by M/s. Sanghvi Constructions.**
3. Property card issued by Mumbai Suburban District dated 31.12.2015 vide Mutation Entry No. 1226.
  4. Search report for 50 years from 1969 till 2018

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 said Society is the sole and absolute owners of the said property and M/s. Sanghvi Constructions, the Developers are entitled to develop the said property and construct the building(s) thereon.

**Owners of the Land**

All that piece and parcel of land bearing Survey No. 40, Hissa No. 4 (Part) and bearing City Survey Nos. 1763 and 1764 admeasuring 1,305 square yards equivalent to 1,097.11 square meters situated at Jivdaya Lane, Village Kiroh-Kurla alongwith a structure standing thereon namely, Jivdaya Co-operative Housing Society Ltd., consisting of Ground + 3 Floors is the sole and absolute Owners of the said Plot.

**Encl:** Annexure

**Date:** 5<sup>th</sup> FEB '22

*Shilpa*  
**SHILPA BARIA**  
**Advocate High Court,**  
**A1/102, Kingston Tower Building,**  
**No. 16, Kauls Heritage City, Babhola**  
**Vasai (West), Palghar-401 202.**

**FLOW OF TITLE ON THE SAID LAND**

**Sr. No.**

1. **Property Card** issued by Mumbai Suburban District dated 31.12.2015
2. **Mutation Entry No.** 1226.
3. **Search Report** for 50 years from 1969 till 2018 conducted by **Mr. Ashish Javeri (Title Investigator)**, at the office of the Sub-Registrar of Assurances at Mumbai. He has issued a **Search Report dated 17<sup>th</sup> November, 2018.**
4. **Any other relevant Title** : NO
5. **Litigations if any** : NO

**Certified True Copy**

Date: 5<sup>th</sup> FEB '22

*Shilpa*  
**SHILPA BARIA**  
**Advocate High Court,**  
A1/102, Kingston Towers Lower Building,  
No. 16, Kingston Heritage City, Babhola,  
Vasai (West), Palghar-401 202  
**ADVOCATE**

**ANNEXURE**

**FLOW OF TITLE**

- a. By an Indenture dated 18<sup>th</sup> October, 1971, registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BOM-R/32/1972 made and executed between **Smt. Mahindrabai Thakorlal Gordhandas (Shah)**, the Vendors therein and **Jivdaya Co- operative Housing Society Ltd**, the Purchasers therein. The Vendors granted, sold, conveyed and assured the (i) plot of land bearing Survey No. 40, Hissa No. 4 (part) and bearing City Survey Nos. 1763 and 1764 admeasuring 1,305 square yards equivalent to 1,097.11 square meters situated at Jivdaya Lane, Village Kiroal-Kurla (hereinafter referred to as "**the Plot of Land**") and (ii) the tenements, structures and building standing on the Plot of land (hereinafter referred to as the "**Existing Structures**") to Jivdaya Co- operative Housing Society Ltd (hereinafter referred to as the "**said Society**").
- b. Unless referred to individually the Plot of Land and the existing structures shall be collectively referred as the "**said Property**".
- c. Vide Mutation Entry No. 1226 dated 12<sup>th</sup> February, 2019, the name of the said Society was entered in the Property Card issued by Mumbai Suburban District Ghatkopar.
- d. In the aforesaid circumstances, said Society became the sole and absolute owners of the said property;
- e. By a Development Agreement dated 11<sup>th</sup> June, 2019 registered with the Sub-Registrar of Assurances at Mumbai under serial no. KRL3-7770-2019 executed amongst Jivdaya Co- operative Housing Society Ltd. therein referred to as the **Society/owners** of the First Part; **Smt. Sangeeta Manoj Patel** and 22 others therein referred to as the "**Confirming Party**" of the Second Part, and **M/s. Sanghvi Constructions**, therein referred to as the "**Developers**" of the Third Part. The Owners granted, transferred and assigned the Development Rights and all other right, title, interest, benefit in respect of the said property unto and in favor of the Developers. Pursuant to the said Development Agreement dated 11<sup>th</sup> June, 2019 the Owners have also executed a Power of Attorney dated 11<sup>th</sup> June, 2019 registered with the Sub-Registrar of Assurances at Mumbai under serial no. KRL- 3/7771/2019 in favor of the Developers.