

DINESH RAJPUROHIT

B.A., LL.B., LL.M. Dip in C.L., PG Dip in C. & F.S.

Advocates & Legal Consultants

Flat No. 903, Navalkarwadi CHS Ltd, Subhash Nagar, caves Road, Near Railway Station
Jogeshwari (E) Mumbai – 400 060, Mo. 8169963464, E Mail- rajpurohitlawfirm@gmail.com

To

MahaRERA

E-Block, Housefin Bhavan,

Near RBI, Bandra Kurla Complex,

Bandra East, Mumbai – 400051.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Final plot no 425-A, C.T.S. No.1893, admeasuring about 1042.80 Sq. Mtrs. Situated at Shardhanand Road, Azad Road, Vile Parle (E), Mumbai – 400 057 at Taluka Andheri within the Registration District and Sub-District of Mumbai city and Mumbai Suburban in the books of the assessor & Collector of Municipal rates and Taxes under K/East ward No. 43 (1) (hereinafter collectively referred to as “the said plot”).

I have investigated the title of the said plot on the request of Matoshree Properties Pvt. Ltd. through its director Mr. Ravi A Rajpurohit having office address at 708, Meadows Bldg, Sahar Plaza Complex, Near J.B. Nagar Metro Station, Andheri-Kurla Road, Andheri (E) Mumbai – 400 059 and following documents i.e.: -

- 1) Description of the property.
- 2) Property Card
- 3) Property Tax Bill
- 4) Sale Deed with MCGM (Sale Certificate)
- 5) Rectification Deed with MCGM
- 6) Search Report



On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot /property I am of the opinion that the title of Matoshree Properties Pvt. Ltd through its Director Mr. Ravi A Rajpurohit having office address at 708, Meadows Bldg, Sahar Plaza Complex, Near J.B. Nagar Metro Station, Andheri-Kurla Road, Andheri (E) Mumbai – 400 059 are the Developers of the said plot is clear, marketable and without any encumbrances except subject to sale certificate of MCGM the same on the terms and conditions therein contained.

1. Final Plot No.425-A, C.T.S. No.1893, T.P.S.V. admeasuring about 1,042.80 sq. mtrs. at Shardhanand Road, Azad Road, Village Vile Parle (East), Taluka Andheri, within the registration district of Mumbai City and Mumbai Suburban district, (hereinafter collectively referred to as "the said plot").

The report reflecting the flow of the title of the Matoshree Properties Pvt. Ltd. through its director Mr. Ravi A Rajpurohit as the Developers of the said plot is enclosed herewith as annexure.

FLOW OF THE TITLE OF THE SAID PLOT

1. Property card dated 31/01/2012
2. Property tax Bill account no. KE0101220090000
3. Sale Certificate dated 25th October, 2004 issued by MCGM under Section 206 (6) of Mumbai Municipal Corporation Act, 1888 which is registered under sr. no. BDR-1/9495/2004.
4. Deed of Rectification dated 16th April, 2007 which is also registered under sr. no. BDR-1/06147/2007.
5. Mutation name of the Matoshree Properties private Limited was mutated in the property register Card in respect of the said plot on 31st January, 2012.
6. Search Report Dated 7th September, 2018.
7. Litigations:-
 - a) The said auction was challenged by one of the unsuccessful bidders in WP No. 2426 of 2004. By order dated 2006 of the Division Bench of Hon'ble high Court Bombay, the Writ Petition was dismissed and the sale was upheld.



- b) Subject to judgment passed in SC SUII No. 359 to 361 of 2007 by Hon'ble City Civil Court Dindoshi.
- c) SC SUII No. 854 OF 2020 pending before Hon'ble City Civil Court Dindoshi.
- d) Commercial Suit No.15 Of 2021 pending Before Hon'ble High Court.
- e) Chamber Summons No 373 to 380 of 2020 are pending before Hon'ble City Civil Court Dindoshi.

Note:- In above mentioned litigations there are no adverse order/status quo/injunctions against Developers which affect the project.

Dated on this 1st day of June, 2021

Place – Mumbai.



Yours Truly

Dinesh

(DINESH RAJPUROHIT)

Advocate High Court