

Sakhalkars Leimare
Advocates

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SL/TR-17/10/2016

01.10.2016

Ref No.

Date :

**COMPILATION OF THE DOCUMENTS REFERRED IN THE TITLE
REPORT DATED 01.10.2016.**

<u>SR. No.</u>	<u>PARTICULARS</u>
1.	Qualification Note dated 01 st October, 2016
2.	Title Report dated 01 st October, 2016
3.	Copy of the Deed of Conveyance dated 19.03.1987
4.	Copy of the Deed of Conveyance dated 13.11.2009
5.	Copy of Deed of rectification dated 09.12.2009.
6.	Copy of the public notice dated 14.01.2013.
7.	Copy of the Deed of Conveyance dated 28.06.2016 registered under No. BDR-1/6863 of 2013.
8.	Copy of the Deed of Conveyance dated 28.06.2016 registered under No. BDR-4/4825 of 2013.
9.	Copy of Irrevocable Power of Attorney dated 28.06.2013 registered under No. BDR-4/4826 of 2013.
10.	Copy of Irrevocable Power of Attorney dated 28.06.2013 registered under No.BDR-4/6864 of 2013.
11.	Copy of the Notifications
12.	Copy of the Deed of Surrender dated 01.07.2015 registered under No. BDR-15/5565 of 2015.
13.	Copy of the Deed of Surrender dated 01.07.2015 registered under No.BDR-15/5558 of 2015.
14.	Copies of Revenue Records.
15.	Copy of the search note.

16.	Copy of the property card.
17.	Copy of the Declaration cum Indemnity dated 30.09.2016.

Yours faithfully,
For Sakhalkars Leimare
Advocates



T. S. Venkataraman Iyer
Partner

Sakhalkars Leimare
Advocates

D. S. Sakhalkar
T. S. Venkataraman Iyer

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Ref No. **SL/TR-17/10/2016**

Date : **01.10.2016**

To:
M/S. A. R. AMBOLI DEVELOPERS
D-12, Poincer Heritage Residency,
Daulat Nagar, S. V. Road,
Santacruz (W),
Mumbai - 400 054

Sir:

Sub: **Title Report in respect of plot of land bearing Plot No.6S and 7S corresponding to CTS No. 440/7 and 440/7 (1 to 23) admeasuring about 2039.20 sq. mtrs. and Plot No. 23S and 22S corresponding to 440/19, 440/19 (1 to 7) admeasuring about 304.60 sq. mtrs. and CTS No. 440/20, 440/20 (1 to 8) admeasuring about 637.10 sq. mtrs. alongwith the structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District.**

Owner: **M/S. A. R. AMBOLI DEVELOPERS**

Society: **OM SAI-A CO-OP. HSG. SOCIETY (PROP.)**
OM SAI-B CO-OP. HSG. SOCIETY (PROP.)

The Title Report dated 01.10.2016 is issued subject to the Note of Qualification written hereunder.

QUALIFICATIONS:

This Title Report dated 01.10.2016 is based on the documents produced and information related thereto and on the basis of the information as on 30th September, 2016 and the present report is related to the land and the Development as per permission issued which will be subject to the provisions of restrictions imposed by the Central and State Laws relating to the development and holding of the

land in Mumbai and do not certify the correctness relating to the enforcement of the contract between the parties.

Yours faithfully,
For Sakhalkars Leimare
Advocates

T. S. Venkataraman Iyer

T. S. Venkataraman Iyer
Partner

Sakhalkars Leimare
Advocates

D. S. Sakhalkar
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Ref No. **SL/TR-17/10/2016**

Date : **01.10.2016**

To:
M/S. A. R. AMBOLI DEVELOPERS
702-708, Golden Chambers,
Opp.Tanishq Showroom,
Link Road, Andheri (w),
Mumbai – 400 053

Sir:

Sub: **Title Report in respect of plot of land bearing Plot No.6S and 7S corresponding to CTS No.440/6, 440/7 and 440/7 (1 to 23), admeasuring about 2039.20 sq. mtrs. and Plot No. 23S and 22S corresponding to 440/19, 440/19 (1 to 7) admeasuring about 304.60 sq. mtrs. and CTS No. 440/20, 440/20 (1 to 8) admeasuring about 637.10 sq. mtrs. alongwith the Slum structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District.**

Owner: **M/S. A. R. AMBOLI DEVELOPERS**

Society: **OM SAI-A CO-OP. HSG. SOCIETY (PROP.)**
OM SAI-B CO-OP. HSG. SOCIETY (PROP.)

Pursuant to your instructions to verify the title in respect of the above property which is more particularly described in the schedule hereunder written, we have perused the Search Notes, Deed of Conveyance, Deed of Rectification, Revenue Records and other relevant documents and our opinion is as follows:

1. One Salsette Catholic Co-op. Hsg. Soc. Ltd. a Society registered under the Maharashtra Co-operative Societies Act 1960 was seized and possessed of a large property originally Survey No. 64/5, 64/6, 64/7, 64/8, 64/10, 64/14, 65A/1-8, 65A/1-9, 70A/1-1, 70A/1-2, 70A/1-3,

70A/1-4, 70A/1-5, 71/2, 71/3, 71/4, 72/2, 73/3, 73/7, 73/8, 73/10, 74A/1 (Hissa No. 1), 74/A/1A, (Hissa No. 2, 3 and 5) and corresponding to CTS 449, 453, 457 (part), 458, 460, 461 (part), 462, 463 (part), 474, 475, 476, 477 (part), 538 (part), 544, 468 (part), 469 (part), 470 (part), 471, 472, 473, 612, 618 (part), 623, 455 and 616 total admeasuring about 22956.60 sq. yds. equivalent to 19,194 sq. mtrs. or thereabouts which is more particularly described in the first schedule hereunder written which was purchased from different owners.

2. The said Salsette Catholic Co-op. Housing Society Ltd. for the purpose of development submitted a layout scheme to the Bombay Municipal Corporation who approved the scheme and said layout has been sanctioned by the Bombay Municipal Corporation vide the standing committee's Resolution No. 947 of 12.7.1977 on the terms and conditions contained in the layout No. SE/20/83-K of 16.7.1967 which is known as "Andheri Scheme" as per record.

3. All the original survey Nos. on inquiry were assigned different CTS Nos. and after the layout was sanctioned, different CTS Nos. under Land Revenue Code in place of old CTS were assigned.

4. There were several sub-plots and out of the said sub plots the Salsette Catholic Co-op. Hsg. Soc. Ltd. inter alia sold, transferred and conveyed the plot of land bearing Plot no. 7-S corresponding to CTS No. 440/7, 440/7 part (1 to 23) admeasuring about 1617.20 sq. mtrs. to **M/S. NUTAN SHANTI PRIYA CO-OP. HSG. SOCIETY LTD.**, a society registered No. BOM/HSG/H-6643 of 1981 under the Maharashtra Co-

operative Societies Act, 1960 having administrative office at C/o Darryl D'mello, Serenity CHS, A-101, Off Jai Bhawani Mata Road, Amboli, Andheri (West), Mumbai-400 058 by Deed of Conveyance dated 19.3.1987 registered under No. BDR-1236/1987 and Plot No. 6-S corresponding to CTS. No. 440/6 admeasuring about 422.00 sq. mtrs. to M/s. Nutan Shanti Priya Co-op. Hsg. Society Ltd. by Deed of conveyance dated 13.11.2009 registered under No. BDR-9-10770/2009 which is more particularly described in the Second Schedule hereunder written.

5. By Deed of Conveyance dated 19.03.1987 registered under No. BDR-1236/1987, the Salsette Catholic Co-op. Hsg. Soc. Ltd. sold, transferred and conveyed the plot of land bearing Plot no. 23-S & 22-S corresponding to CTS No. 440/19, 440/19 part (1 to 7) admeasuring about 304.60 sq. mtrs. and CTS. No. 440/20, 440/20 part (1 to 8) admeasuring about 637.10 sq. mtrs. to M/s. Nutan Shanti Priya Co-op. Hsg. Society Ltd. which is more particularly described in the Third Schedule hereunder written.

6. The said Deed of Conveyance dated 19th March, 1987 registered under No. BDR-1236 of 1987 was rectified by Deed of Rectification dated 9.12.2009 registered with the Sub-Registrar under No. BDR-9-11712 of 2009 with reference to the correction to one of the plots mentioned in the said deed of conveyance i.e. Plot No. 7, due to inadvertence, the Survey/Hissa No. of this plot was erroneously mentioned as "Survey No. 70A, Hissa No. 1-1 admeasuring about 565 sq. yards instead of Survey No. 65/1, Hissa No. 1 (New - 8¼) admeasuring 792 sq. yards.

7. In these circumstances the said Nutan Shanti Priya Co-op. Hsg. Society Ltd. was seized and possessed of several plots including plot of land bearing Plot No. 7S & 6S corresponding to CTS. No. 440/7, 440/7 part (1 to 23) admeasuring about 1617.20 sq. mtrs. and CTS. No. 440/6 admeasuring about 422.00 sq. mtrs. respectively and Plot No. 23S corresponding to CTS No. 440/19, 440/19 part (1 to 7) admeasuring about 304.60 sq. mtrs. and Plot no. 22S Corresponding to CTS. No. 440/20, 440/20 part (1 to 8) admeasuring about 637.10 sq. mtrs. alongwith structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District which are more particularly described in the Second and Third Schedule hereunder written.

8. Meantime the said Nutan Shanti Priya Co-op. Hsg. Soc. Ltd. negotiated to sell the said property which are more particularly described in the Second and Third Schedules hereunder written to M/s. A. R. Amboli Developers a Partnership firm having office at 702-708, Golden Chambers, Opp. Tanishq Showroom, Link Road, Andheri (w), Mumbai-400 053 and before execution of the conveyance Public Notice were published on 14th January, 2013 in the Newspaper i.e. Navshakti and The Free Press Journal to verify the title in respect of the said property and we have not received any objection/claim in respect of the said Public Notice.

9. By Deed of Conveyance dated 28th June, 2013 registered under No. BDR-4/4825 of 2013 on 28.06.2013 the said Nutan Shanti Priya Co-op. Hsg. Society Ltd. sold, conveyed and transferred the property bearing Plot No. 7S & 6S corresponding to CTS. No. 440/7, 440/7 part (1 to 23) admeasuring about 1617.20 sq. mtrs. and CTS. No. 440/6

admeasuring about 422.00 sq. mtrs., having total area admeasuring about 2039.20 sq.mtrs alongwith the structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District, hereinafter referred to as the said property which is more particularly described in the Second Schedule hereunder written to M/s. A. R. Amboli Developers and also executed Irrevocable Power of Attorney dated 28.06.2013 registered under No. BDR-4/4826 of 2013 on 29.06.2013

10. By Deed of Conveyance dated 28th June, 2013 registered under No. BDR-1/6863 of 2013 on 29.06.2013 the Owner of the said property i.e. Nutan Shanti Priya Co-op. Hsg. Society Ltd. sold, conveyed and transferred the property bearing Plot No. 23S & 22S corresponding to CTS No. 440/19, 440/19 part (1 to 7) admeasuring about 304.60 sq. mtrs. and CTS. No. 440/20, 440/20 part (1 to 8) admeasuring about 637.10 sq. mtrs. having total area admeasuring about 941.70 sq. mtrs. alongwith the structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District, hereinafter referred to as the said property which is more particularly described in the Third Schedule hereunder written to M/s. A. R. Amboli Developers and also executed Irrevocable Power of Attorney dated 28.06.2013 registered under No. BDR-1/6864 of 2013 on 29.06.2013.

11. On plot of land bearing CTS. No. 440/7, 440/7 part (1 to 5), Village Amboli, Taluka Andheri, Mumbai Suburban District which is described in the Second Schedule hereunder written, Mr. Atmaram Balkrushna Kubal had constructed structures in a chawl known as "Kubal Chawl" and in the inquiry by the City Survey the name was

recorded of the said Mr. Atmaram Balkrushna Kubal as Pattedar/structure holder with claim of tenancy as "Pattedar/Lesscc" but no Lease Deed was produced as Title Deed under the provisions of Maharashtra Land Revenue Code.

12. The heirs of the said Mr. Atmaram Balkrushna Kubal and 12 others surrendered, released, transferred their rights, title and interest in respect of the said property which is more particularly described in the second schedule hereunder written in favour of A. R. Amboli Developers by Deed of Surrender dated 01.07.2015 registered under No. BDR-15/5565 of 2015 on 01.07.2015.

13. One Smt. Jijabai Jotiba Randive had constructed 22 structures in a chawl known as "Randive Sadan" at plot of land bearing CTS. No. 440/19, 440/19 part 4, 440/20, 440/20 part (1 to 6), Village Amboli, Taluka Andheri, Mumbai Suburban District, hereinafter referred to as the said property which is more particularly described in the Third Schedule hereunder written and her name was recorded as Pattedar in property card.

14. The heirs of the said Smt. Godavari Jotiba Randive i.e. Mr. Laxman Jotiba Randive and Mrs. Vaishali Vasant Shirke alias Miss Vaishali Laxman Randive have surrendered, released, transferred their right, title and interest as pattedar in the said plot of land which is more particularly described in the Third schedule hereunder written in favour of M/s. A. R. Amboli Developers by Deed of Surrender dated 1st July, 2015 registered under No. BDR-15/5558 of 2015 on 01.07.2015 and deleted the name of Godavari Laxman Randive.

17. On the said property which is more particularly described in the Second and Third Schedules hereunder written the structures occupied by the occupiers are exist. We have perused the original Title Deeds referred above, revenue records and also taken search from year 1950 to 2016 in a search note there is no any adverse document claiming right in respect of above said property which is more particularly described in the Second & Third Schedule hereunder written.

18. The occupie
described in the St
a society known as
Co-op. Hsg. Societ
under the provision
read with DC rule .
pursuant to the No
of 2098/2098 on 02.08.
Schedule hereunder
of 2098/2098 on 28.05.
described in the Third

19. From the said t
bond, declarations and
M/S. A. R. AMBOLI
property which are more
schedules hereunder wri
City Survey records on 1
had also replied the requ
to the title. The above F
shown in residential zone
to 1968 i.e. as per inquiry
occupiers who are occup
referred in annexure annex

20. From the aforesaid d
M/S. A. R. AMBOLI DEVEL

said property which are more particularly described in the Second and Third Schedules hereunder written is clear and marketable subject to the aforesaid observation and subject to the restriction under D.P. plan, Mumbai City and subject to present occupancy of present occupiers on the Slum structures standing on the said property which are more particularly described in the Second and Third Schedule hereunder written which is declared as slum and we have not noticed any encumbrances.

21. The above title report is issued on the basis of the documents referred herein and the compilation of the documents enclosed as per the index and title report is to be read alongwith the same and Qualification Note.

:THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THE PIECES AND PARCEL OF LAND bearing Survey No. 64/5, 64/6, 64/7, 64/8, 64/10, 64/14, 65A/1-8, 65A/1-9, 70A/1-1, 70A/1-2, 70A/1-3, 70A/1-4, 70A/1-5, 71/2, 71/3, 71/4, 72/2, 73/3, 73/7, 73/8, 73/10, 74A/1 (Hissa No. 1), 74/A/1A, (Hissa No. 2, 3 and 5) and corresponding to CTS 449, 453, 457 (part), 458, 460, 461 (part), 462, 463 (part), 474, 475, 476, 477 (part), 538 (part), 544, 468 (part), 469 (part), 470 (part), 471, 472, 473, 612, 618 (part), 623, 455 and 616 total admeasuring 22956.60 sq. yds. equivalent to 19,194 sq. mtrs. situate at Village Amboli, Taluka Andheri, Mumbai Suburban District.

:THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THE PIECES AND PARCEL OF LAND bearing Plot No. 7S & 6S corresponding to CTS. No. 440/7, 440/7 part (1 to 23)

admeasuring about 1617.20 sq. mtrs. and CTS. No.440/6 admeasuring about 422.00 sq. mtrs. respectively having total area admeasuring about 2039.20 sq. mtrs. alongwith structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District.

THE THIRD SCHEDULE ABOVE REFERRED TO:

ALL THE PIECES AND PARCEL OF LAND bearing Plot No. 23S & 22S corresponding to CTS. No. 440/19, 440/19 part (1 to 7) admeasuring about 304.60 sq. mtrs. and CTS. No. 440/20, 440/20 part (1 to 8) admeasuring about 637.10 sq. mtrs. respectively having total area admeasuring about 941.70 sq. mtrs. alongwith structure standing thereon situate at Village Amboli, Taluka Andheri, Mumbai Suburban District.

Mumbai dated October, 2016.

Yours faithfully,
For Sakhalkars Leimare
Advocates



T. S. Venkataraman Iyer
Partner