

JAGDISH PRASAD TRIPATHI

M.A. LL.B.

ADVOCATE HIGH COURT

Mob: 9833154677

Add.: Abdul Aziz Chawl, 24 Room No.4, L.B.S. Marg, Navpada, Kurla (W), Mumbai 400070.

FORMAT - A

(Circular No.: - 28/2021)

To,

03.04.2023

The Real Estate Regulatory Authority,
BKC, "E" Block, 7th Floor, Housefin Bhavan,
Near R.B.L., Bandra Kurla Complex, Bandra East,
MUMBAI 400 051.

Sirs,

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to property bearing Survey No. 303, Hissa No. 3 and Survey No. 304 and Hissa No. 1, bearing C.T.S. No. 124, 124/1 to 13, in all admeasuring about 1250.88 sq. mtrs., or thereabouts along with building then standing known as Nishat Niwas, situated at LBS Marg, in village Kurla IV, South Salsette, in the Registration District of Bombay and Sub- district of Bandra, hereinafter referred to as "the said property".

I have investigated the title of **M/s. SHREEJI BUILDCON PROJECTS PVT. LTD.**, a Private Limited Company incorporated under the provisions of Indian Companies Act, 1956, having its registered office at 29, Building No. 3A, Bombay Taximens CHS Ltd., Plot No. 306, Kurla (West), Mumbai 400 070, (hereinafter

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referred to as the said Company), by perusing the copies of the various title deeds and other documents pertaining to the said property as under:

- a) Property bearing Survey No. 303, Hissa No. 3 and Survey No. 304 and Hissa No. 1, bearing C.T.S. No. 124, 124/1 to 13, in all admeasuring about 1250.88 sq.

mtrs., or thereabouts, LBS Marg, in village Kurla IV, South Salsette, in the Registration District of Bombay and Sub-district of Bandra, within the registration District and Sub-District of Mumbai City and Mumbai Suburban, alongwith the Building known as "Nishat Niwas" with two wings then standing thereon, with 31 tenants/members thereto, being Ground plus three upper floors and ground plus two upper floors structure, without lift facility thereto (hereinafter referred to as the said property);

- b) Copy of Conveyance dated 29.03.2011 duly registered with the Sub-Registrar of Assurances under No. BDR-7/3168-2011, executed by Hasanali Hasam Charani and 9 others in favour of the said Company, conveying 72.67% of undivided share, right, title and interest in the said property;

- c) Copy of Conveyance dated 26.09.2022 duly registered with the Sub-Registrar of Assurances under No. KRL-519034-2022,

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executed by Canara Bank in favour of the said Company, conveying the balance portion of the undivided share, right, title and interest in the said property;

d) Public Notices in the Free Press Journal and Nav Shakti dated 16.09.2019, and No Claims Certificate dated 01.10.2019;

e) Copy of Search Report for 30 years issued by Search Clerk M/s. R.K. Consultant dated 28.06.2019.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said **M/s. SHREEJI BUILDCON PROJECTS PVT. LTD.**, to the said property, I am of the opinion that the title of the said **M/s. SHREEJI BUILDCON PROJECTS PVT. LTD.**, to its said property is clear, marketable and without any encumbrances.

3. Owners of the land:

a. Survey No. 303, Hissa No. 3 and Survey No. 304 and Hissa No. 1, bearing C.T.S. No. 124, 124/1 to 13, in all admeasuring about 1250.88 sq.

or thereabouts- **M/s. SHREEJI BUILDCON PROJECTS PVT. LTD.**;

b. Qualifying comments/remarks if any-nil

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4. The Search Report reflecting the flow of the title of the said Society on the said land is enclosed herewith as annexure.

Encl: Annexure.

ADVOCATE
NAME AND RUBBER STAMP

31/4/23
J. P. TRIPATHI (M.A.LL.B)
ADVOCATE HIGH COURT
R/O, Abudal Aziz Chawl, 24,
Room No.4, L.B.S. Marg Navpada.
Kurla (West), Mumbai-400070

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/ 12 extract / P.R. Card as on date of application for registration.
2. Mutation Entry No. 11389.
3. Search report for 30 years from 1992 till date
4. Any other relevant title – Nil
5. Litigations if any – Nil

ADVOCATE
NAME AND RUBBER STAMP

31/9/23
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Room No.4, L.B.S. Marg Navpada,
Kurla (West), Mumbai-400070