Kamlesh R. Tiwari
Advocate High Court

FORMAT – A
(Circular No:- 28/12021)

TO
MahaRERA
HouseFin Bhavan
BKC , Bandra East
Mumbai400 051

LEGAL TITLE REPORT

Sub: **Title clearance certificate with respect to plot no. CTS/C.S. No. 3048,3049, 3050,3051 situated at Village Kolekalyan, Aaram Society, Santa Cruz, Mumbai 400 055 for plot area 762.40 sqmtrs.**

I have investigated the title of the said plot on the request of (Name of promoter of Mr. Nitin Dinanath Vichare) and following documents i.e.

1) Description of the property.
2) The documents of allotment of plot.
3) 7/12 extract or property card issued by Maharashtra Shasan dated 26/05/2023, mutation entry no. **2055 dtd.25/05/2023.**
4) Search report for 30 years from **1994 till 2023.**
5)

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 title of (following owner/ promoter/ developer/ company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land- **Vakolawala Co-operative Housing Society Ltd.**

Majithia Chamber, 202, 2nd Floor, Oak Lane, Fort, Mumbai - 400 001. Tel. : 022 - 2210 0400
Email : kamlesh134@yahoo.co.in kamlesht02@gmail.com

(1) 3048,3049,3050,3051 , Village Kolekalyan,
Aaram Society , Santa Cruz CTS/C.S. No.

(3) Qualifying comments/ remarks if any No.

3. The report reflecting the flow of the title of the (owner/ promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Advocate.

Date:10.06.2023

Kamlesh R Tiwari
Advocate High Court
Majithia Chamber, 202 2nd Floor
Oak Lane Fort Mumbai 400 001
R.No. MAH/1764/1995.

Majithia Chamber, 202, 2nd Floor, Oak Lane, Fort, Mumbai - 400 001. Tel. : 022 - 2210 0400
Email : kamlesh134@yahoo.co.in kamlesht02@gmail.com

Kamlesh R. Tiwari
Advocate High Court

FORMAT - A
(Circular No.:- 28 12021)

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. **2055 dtd.25/05/2023**
3) Search report for 30 years **from 1994 to 2023** taken from Sub-Registrar' office at Mumbai Bandra
4) Any other relevant title - No
5) Litigations if any. – No

Date: 26.06.2023

Kamlesh R.Tiwari
Advocate High Court

Kamlesh R Tiwari
Advocate High Court
Majithia Chamber, 202, 2nd Floor
Oak Lane, Fort, Mumbai - 400 001

Majithia Chamber, 202, 2nd Floor, Oak Lane, Fort, Mumbai - 400 001. • Tel. : 022 - 2210 0400
• Email : kamlesh134@yahoo.co.in • kamlesht02@gmail.com

Mobile: 9619743464

Sameer K. Mavle

Property Searcher

Resi : B/507, 5th floor, Lalbaugcha Raja CHS, Shree Ganesh Nagar,
Lalbaug, Mumbai – 400 012

Date : 9th June, 2023

SEARCH REPORT

Sub : Investigation of All that piece or parcel of the land bearing Survey no. 346 Hissa No. 1, C.T.S. no. 3048 to 3051, Situated at Village – Kolekalyan, Taluka-Andheri.

Dear Sir,

As per your instructions, I have taken online search of above-mentioned property at Sub - Registrar Assurance office at Mumbai, Bandra of Manual Index-II record from the year 1994 to 2023 (30 years) and of Computerized Index-II record at Andheri S.R.O. No (Andheri -1 to Andheri-8) from year 2002 to 2023 (22 years).

While taking searches, I have found documents Registered / Indexed therein.

SAMEER MAVLE MUMBAI TITLE INVESTIGATOR

Sameer Mavle
Search Clerk

CHALLAN

MTR Form Number-6

GRN	MH003362709202324P	BARCODE		Date	09/06/2023-15:29:16	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1	**Full Name**	Sameer Mavle
Location	MUMBAI		
Year	2023-2024 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	Mumbai
		Town/City/District	
		PIN	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

Land bearing CTS no 3048 to 3051 S No 346 H No 1 Vill Kolkalyan search from 1994 to 2023 30yrs

Amount In Words: Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	10000502023060905208 / 4099721196935
Cheque/DD No.		Bank Date / RBI Date	09/06/2023-15:30:35 / Not Verified with RBI
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9619743464

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

DATED THIS 9th DAY OF JUNE, 2023

SEARCH REPORT

SUB : Land bearing

Village : Kolekalyan

Taluka : Andheri

C. T.S. NO. : 3048 to 3051

Survey No. : 346, H No. 1

SEARCH FROM : 1994 to 2023 (30 YEARS)

Property Detail Search By : Sameer Mavle
Property Search Clerk
Mumbai

At Mumbai S. R. O. of Manual Index-II Record

from year 1994 to 2023 (30 years)

1994] NIL

1995] NIL

1996] NIL

1997] NIL

1998] NIL

1999] NIL

2000] NIL

2001] NIL

2002] NIL

2003] NIL

2004] NIL

2005] NIL

2006] NIL

2007] NIL

2008] NIL

2009] NIL

2010] NIL

2011] NIL

2012] NIL

2013] NIL

SAMEER MAVLE MUMBAI TITLE INVESTIGATOR

2014] NIL

2015] NIL

2016] NIL

2017] NIL

2018] NIL

2020] NIL

2021] NIL

2022] NIL

2023] NIL

At Bandra S. R. O. of Manual Index-II Record

from year 1994 to 2023 (30 years)

1994] NIL

1995] NIL

1996] NIL

1997] NIL

1998] NIL

1999] NIL

2000] NIL

2001] NIL

2002] NIL

2003] NIL

SAMEER MAVLE MUMBAI TITLE INVESTIGATOR

2004] NIL

2005] NIL

2006] NIL

2007] NIL

2008] NIL

2009] NIL

2010] NIL

2011] NIL

2012] NIL

2013] NIL

2014] NIL

2015] NIL

2016] NIL

2017] NIL

2018] NIL

2020] NIL

2021] NIL

2022] NIL

2023] NIL

SAMEER MAVLE
MUMBAI
TITLE INVESTIGATOR

Online Search taken at Sub – Registrar offices Andheri S. R. O. No. Andheri-1 to Andheri-8, Computer Record 2002 to 2023 (22 years)

2002] Nil

2003] Nil

2004] Nil

2005] Nil

2006] Nil

2007] Nil

2008] Nil

2009] Nil

2010] Nil

2011] Nil

2012] Nil

2013] Nil

2014] Nil

2015] Nil

2016] Entry

Andheri-6/2979 2016	Development Agreement Rs.6,63,84,500/- Rs.4,99,88,000/-	31.03.2016 12.04.2016

1. Wakolawala CHSL through its Chairmen Ramesh Balwant Kulkarni
2. Wakolawala CHSL through its Secretory Anil Badriprasad Avasti
3. Wakolawala CHSL through its treasurer Rekha Vinayak Joshi

To,

M/s. Devakshi Developers Pvt. Ltd., through its Director

SAMEER MAVLE MUMBAI TITLE INVESTIGATOR

Schedule : All that piece or parcel of the land bearing Survey no. 346 Hissa No. 1, C.T.S. no. 3048 to 3051, admeasuring 785.94 sq.mtrs., Situated at Village – Kolekalyan, Taluka- Andheri.

2017] Nil

2018] Nil

2019] Nil

2020] Nil

2021] Nil

2022] Nil

2023] Nil (Up to dated 09.06.2023)

SAMEER MAVLE Mumbai TITLE INVESTIGATOR

Sameer Mavle
Search Clerk
Mumbai

Sub : Investigation of All that piece or parcel of the land bearing Survey no. 346 Hissa No. 1, C.T.S. no. 3048 to 3051, Situated at Village – Kolekalyan, Taluka-Andheri.

NOTE OF SEARCH

Taken in the search offices online Manual Index-II records at the sub - Registrar of the Assurances at Mumbai S.R.O – from year 1994 to 2023 (30 years) and Bandra S.R.O.-1994 to 2023 (30 years).

Also taken online search of Computerized Index-II record at the sub - Registrar of the Assurances of Andheri No. (Andheri-1 to Andheri-8) from year 2002 to 2023 (22 years).

SAMEER MAVLE ★ MUMBAI ★ TITLE INVESTIGATOR

Sameer Mavle
Search Clerk
Mumbai