ABHISHEK S. SINGH
Advocate High Court

Mobile: 8097463339
RESIDENCE:
Flat no. 310, Sankalp CO-op. Hsg Soc. Ltd., Cabin Cross Road, Kharigoan, Bhayandar (East), Thane – 401105.

FORMAT – A

(Circular No: - 28/2021)

To

MahaRERA
Housefin Bhuvan,
Plot no. C-21,
Bandra Kurla Complex,
Bandra East,
Mumbai – 400051.

Date: 28th June, 2023

LEGAL TITLE REPORT

Sub: Title clearance Certificate with respect to Land admeasuring to 2325.8 square meters on Plot No. CTS / CS. No- G/411A, situated at North Avenue, Santacruz (West), Mumbai- 400054. (**"Hereinafter referred as the said plot"**).

1) I have investigated the title of the said plot on the request of **Seasons Avenues Properties** and following documents i.e.: -

a) Description of the property:-

All that piece or parcel of land or ground bearing C.T.S. Nos. G/411A, G/411B & G/419, admeasuring 2325.8 square meters (as recorded in the Property Register Card thereof), situated at North Avenue, Santacruz (West), Mumbai-400054 (hereinafter referred to as the **"Plot"**), together with "**Building A**", "**Building B**" and "**Building C**" and the 4 garages standing thereon (hereinafter referred to as the **"Existing Structures")**. Herein, where required, the Plot and the Existing Structures are collectively referred to as the **"Property".**

Abhishek S. Singh
Advocate High Court
B.A.,LL.B.

b) The documents of allotment of plot:

Antecedent documents mentioned in **Annexure "A".**

c) 7/12 Extract, Property Card or, Mutation entry:
Property Card issued of Plot no. G/411A, dated **16/03/2022**, mutation entry no. **2205900002370318.**

d) Search report for 30 years:-

Search report for more than 70 years from 1st Jan, 1950 till 20th Oct, 2020.
I have relied upon the search report issued by Mr. Shrinivas A. Chipkar (Title Investigator) dated.

2) 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 Seasons Avenues Properties is clear, marketable and without any encumbrances.

Owners of the land.

C.T.S. NO./PLOT NO.	**OWNERS AS PER 7/12 EXTRACT.**
G/411A, G/411B & G/419	Trimurti Co-operative Housing Society Limited

2) The report reflecting the flow of the title of Seasons Avenue Properties on the said land is enclosed herewith as **Annexure "B".**

Dated this 28th day of June, 2023.

Encl: Annexures.

Abhishek .S. Singh

Advocate High Court.

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FLOW OF THE TITLE OF THE SAID LAND.

Sr No.

1) Trimurti Co-operative Housing Society Ltd.'s., name is reflected on the PR Card as of today.

2) Mutation Entry No. 2205900002370318

3) Search Report for 70 years from 1950 taken from Sub-Registrar of Assurances including Mumbai, Bandra, Andheri, Khar & Jogeshwari was carried out by the search clerk, Shrinivas A. Chipkar.

4) Any other relevant title- No

5) Litigations if any- No Litigation pending.

Dated this 28th day of June, 2023.

ABHISHEK .S. SINGH
Advocate High Court

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Advocate High Court
B.A.LL.B.
C/310, Sankalp CHS Ltd, Bhayandar (E), Puja Nagar, Thane - 401105