Kamal .S.Chaudhary
Advocate, High CourtB.A., LL.B.

LEGAL TITLE REPORT

Date : 07/08 /2023

To,

Ehsaan Ul Haq khan

Gala no 34, Opp Durga Fashion,

Bharat Coal Compound,Bail Bazar,

Kurla West, Mumbai 400070.

Subject :- Title Clearness Certificate in respect of all that piece and parcel of land situate at Village Kurla (Part II), Taluka Kurla, in Registration Suburban District ,Kurla, bearing C.T.S. No.222 ,222/1 to 4, Kamani , Kurla (w), Mumbai 400 070 admeasuring about 566.90 square meters, equivalent to 6102.11 square feet .(hereinafter referred to as **the said Property**)

Under instructions of our clients **M/S J. N DEVELOPERS** through its Partners (1)**MR RAVIRAJ JAYKAR SHETTY** and (2) **MR EHSAAN UL HAQ NIZAM UL HAK KHAN**, we have investigated the title of **the said Property** and have perused the following Original/Certified Copies of Documents

1. **Description of the Property :-**

   All that piece and parcel of land bearing Plot situated at ,bearing C.T.S. No.222 ,222/1 to 4 ,village Kurla Part II , Taluka Kurla of Mumbai Suburban District , Kamani , Kurla (w), Mumbai 400 070 admeasuring about 566.90 square meters, equivalent to 6102.11 square feet as per property card along with ground plus three floor structures standing thereon for residential as well as commercial use and more particularly described in the Schedule (herein after refereed to us the **"THE SAID PROPERTY/ THE IMMOVABLE PROPERTY")** .

Kamal .S. Chaudhary
Advocate, High CourtB.A., LL.B.

WHEREAS (1) "MR PARVEJ FIROZE MANTRI and (2) MRS NILOFER FIROZE MANTRI, are the Co-Owners of all that piece or parcel of land situated at , bearing C.T.S. No.222 ,222/1 to 4 ,village Kurla Part II , Taluka Kurla of Mumbai Suburban District , Kamani , Kurla (w), Mumbai 400 070 . (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her legal heirs, executors, administrators and assigns) and hereinafter for the sake of brevity the same shall be referred to as **THE CO"OWNERS".**

On or Towards East	:	CTS NO PETROL PUMP .
On or Towards West	:	ADJOINING PROPERTY BEARING CTS NO .
On or Towards South	:	CTS NO PETROL PUMP .
On or Towards North	:	18.30 WIDE KALE MARG

WHEREAS On the taking the search in the office of Sub Registrar, Mumbai Suburbs, Kurla , it is observed that the names of the Owner of the property, as per the property card are as hereunder the names of the CO- OWNERs viz: (1) **MR PARVEJ FIROZE MANTRI AND**

(2) MRS NILOFER FIROZE MANTRI ,

of the first part is inserted in the records of rights and / revenue and or in the P.R. card (property card) on bearing , C.T.S. No.222,222/1 to 4 of village Kurla Part II , Taluka Kurla of Mumbai Suburban District , Kurla (w), Mumbai 400 070 as the Owners of the said plot.

WHEREAS ,The property extract is placed as Annex I of this title certificate. Having regard to the search taken and documents submitted, I state that the title of the Co-Owners is clear, marketable and without encumbrances.

2. Documents in respect of Granting development rights in respect of the said plot.

2.1 Agreement for Development Agreement vide serial No KRL-1/14260/2022, dated 29th July 2022 with the Developers viz., **M/S J. N DEVELOPERS** through its Partners

(1)**MR RAVIRAJ JAYKAR SHETTY**

(2) **MR EHSAAN UL HAQ NIZAM UL HAK KHAN** in terms of which the Developers have acquired rights from the Owners to do all such acts to develop and market the building so developed in manner described therein and hence the said "Developers" have right to sell the flats/shops so developed and receive the payments.

2.2 General Power of Attorney vide serial No KRL-1/14262 /2022 ,dated 29th July 2022, registered in the office of the Sub-Registrar of assurances at Kurla, executed between 1. **MR PARVEJ FIROZE MANTRI and (2) MRS NILOFER FIROZE MANTRI"**,(the co-owners) and **M/S J. N DEVELOPERS** through its Partners (1)**MR RAVIRAJ JAYKAR SHETTY** and (2) **MR EHSAAN UL HAQ NIZAM UL HAK KHAN the Developer .**

3. Certified copy of Property Card in respect of Land bearing , C.T.S. No.222,222/1 to 4 of village Kurla Part II , Taluka Kurla of Mumbai Suburban District , Kurla (w), Mumbai 400 070 issued by City Survey Officer, Kurla;

4. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property we are of the opinion that the title of (following Co-owner) is clear, marketable and without any encumbrances.

Owner of the Land

C.T.S. No.222 ,222/1 to 4 - **MR PARVEJ FIROZE MANTRI**

C.T.S. No.222 ,222/1 to 4 - **MRS NILOFER FIROZE MANTRI**

5. (1) "MRPARVEJ FIROZE MANTRI and (2) MRS NILOFER FIROZE MANTRI " , are the Co-Owners of all that piece or parcel of land situated at bearing C.T.S. No.222 ,222/1 to 4 ,village Kurla Part II , Taluka Kurla of Mumbai Suburban District , Kamani , Kurla (w), Mumbai 400 070 . (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her legal heirs, executors, administrators and assigns) and hereinafter for the sake of brevity the same shall be referred to as **THE "OWNERS".**

M/S J. N DEVELOPERS holding Development Rights of the proposed project situated at bearing C.T.S. No.222 ,222/1 to 4 ,village Kurla Part II , Taluka Kurla of Mumbai Suburban District , Kamani , Kurla (w), Mumbai 400 070 .

6. Qualifying comments/remarks if any – NA.

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

KAMAL S. CHAUDHARY
ADVOCATE
17/576, Wadia Estate,
Bell Bazar, Kurla (W)
MUMBAI-400 070.

KAMAL S. CHAUDHARY
ADVOCATE
17/576, Wadia Estate,
Bell Bazar, Kurla (W)
MUMBAI-400 070.

Kamal .S. Chaudhary
Advocate, High Court B.A., LL.B.

Format A

(Circular no 28/2021)

Flow of the Title of the said land

1. 17/12 extract /P.R card as on date of application for registration
2. Development Agreement dated 29th July 2022,
3. Mutation Entry no: - 568
4. Any other relevant title: - No
5. Litigation if Any – No

Date :-

Stamp

KAMAL S. CHAUDHARY
ADVOCATE
17/576, Wadia Estate,
Bail Bazar, Kurla (W)
MUMBAI-400 070.

Yours faithfully

Kamal S Chaudhary

Advocate

KAMAL S. CHAUDHARY
ADVOCATE
17/576, Wadia Estate,
Bail Bazar Kurla (W)
MUMBAI-400 070.

Kamal .S.Chaudhary
Advocate, High CourtB.A., LL.B.

FORMAT A

1. On The Taking The Search In The Office Of Sub Registrar, Mumbai Suburbs, Kurla , It Is Observed That The Names Of The Owner Of The Property, As Per The Property Card Are As Hereunder The Names Of The CO- Owners Viz: (1) **MR PARVEJ FIROZE MANTRI AND (2) MRS NILOFER FIROZE MANTRI** , Of The First Part Is Inserted In The Records Of Rights And / Revenue And Or In The P.R. Card (Property Card) On Bearing Survey No 77 Hissa No .3 , C.T.S. No.222,222/1 To 4 Of Village Kurla Part II , Taluka Kurla Of Mumbai Suburban District , Kurla (W), Mumbai 400 070 As The Owners Of The Said Plot.

2. The Said 1.Mr Parvez Firoze Mantri , 2.Mrs Nilofer Firoze Mantri, has Entered Into The Development Agreement With J N Developers A Partnership Concern, Having A Pan Number AASFJ4176C Having Registered Address, at Gala No 34, Opp Durga Fashion ,Bharat Coal Compound, Bailbazar, Kurla West, Mumbai 400070. Duly Registered With The Sub Registrar Under Serial No Krl-1/14262 /2022 ,Dated 29th July 2022.

DATED :- 07.08.2023

Yours faithfully

Kamal S Chaudhary

KAMAL S. CHAUDHARY
ADVOCATE
17/670, Wadia Estate,
Bail Bazar, Kurla (W)
MUMBAI-400 070.

Advocate