ADVOCATE

Sunil S. Vichare
M.A., L.L.B
ADVOCATE HIGH COURT

FORMAT-A

(Circular No.28/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title certificate with respect to plot no. Survey No. 113,CTS No. 356 (pt) situated at Kannamwar Nagar, Vikhroli East Taluka Kurla / District Mumbai Suburban admeasuring 1335.91 Sq. Mtrs (hereinafter referred as the 'said plot').

1. I have investigated the title of the said plot on the request of M/s. OM SAI SSS DEVELOPERS THAE and following documents i.e.:

   1) Description of the property.

   2) The documents of allotment of plot.

   3) Search report for 30+ years from 1993 to 2023 dated 22-07-2023 issued by Mr. Jayant Chipkar.

   4) Development Agreement dated 31st day of March 2022, Document No. KRL3-5866-2022

   5)MHADA offer letter dated 06 Sep 2022, bearing no CO/MB/NOC/F-1311/2209/2022

   6) IOD dated 15th March 2023 vide no. MH/EE/BP Cell/ GM/ MHADA-9/255/2023

2. On perusal of the abovementioned documents and all the other relevant documents relating to title of the said property I am of the opinion that the title of M/s. OM SAI SSS DEVELOPERS THAE is clear and marketable (details of encumbrances is enclosed herewith as annexure).

   Owners of the land

   1) Maharashtra Housing and Area Development Authority, Konkan Area and Housing Development Board Survey No. 113,CTS No. 356 (pt)
   2) Kannamwar Nagar Premanand Co-Operative Housing Society Limited Survey No. 113, CTS No. 356 (pt) situated at bldg no 254, Kannamwar Nagar, Vikhroli East.

3. The report reflecting the flow of the title of the M/s. OM SAI SSS DEVELOPERS THANE on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 24-07-2023

Advocate

SUNIL S. VICHARE
Advocate High Court
38/1225, Tagore Nagar,
Vikhroli (E), Mumbai - 400 083.
Roll No. MAH/2090/2003

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FORMAT - A

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) Lease Deed Dated 06th day of April 2017, Document No. KRL2/3784/2017.

2) Search report for 30+ years from 1993 to 2023 dated 22-07-2023 issued by Mr. Jayant Chipkar.

3) Any other relevant title - Index II of registered Development Agreement/s.

4) Litigation if any. - NO.

5) Encumbrance/s if any. – No.

Date: 24-07-2023

Advocate

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Advocate High Court
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Vikhroli (E), Mumbai - 400 083.
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