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FORMAT A

[CIRCULAR NO. 28/2021]

To,

The Maharashtra Real Estate Regulatory Authority

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT PIECE OR PARCEL OF land bearing Plot No. 215-216A of SS III, Chembur and bearing CTS No. 1031 of village Chembur admeasuring 687.5 square metres.

I have investigated the title to the said plot on the request of the Smt. Jyoti Vijay Mundle and others (hereinafter referred to as "the Owners") and Shree Krishna Homes Private Limited ["the Developer"] on the basis of the following documents.

1. Description of the said Property: ALL THAT PIECE OR PARCEL OF land bearing Plot No. 215-216A of SS III, Chembur and bearing CTS No. 1031 of village Chembur situated at Chembur, Taluka Kurla, District Mumbai Suburban admeasuring 687.5 square metres.
2. The documents of allotment of plot:
   a. Certified true copy of the Deed of Conveyance dated 5th September 1957, registered under Serial No. BOM/6264 of 1957.
   b. City Survey Property Register Card dated 30th March 2023 and Mutation Entries dated 6th October 2017.
   c. Original Deed of Gift dated 18th June 2004, registered under Serial No. BDR/3-5233 of 2004;
   d. Certified copy of the Deed of Mortgage dated 28th February 2005, registered under Serial No. BDR/13-1509 of 2005;
   e. Copy of the no dues certificate issued by IDFC First Bank Limited dated 11th April 2023;
   f. Original Deed of Transfer dated 23rd December 2016, registered under Serial No. KARAL/3-10078 of 2016;
   g. Original Deed of Transfer dated 23rd December 2016, registered under Serial No. KARAL/3-10079 of 2016;
   h. Original Gift Deed dated 3rd October 2022, registered under Serial No. KARAL/1-18036 of 2022;
   i. Original Gift Deed dated 3rd October 2022, registered under Serial No. KARAL/1-18035 of 2022;
   j. Original Deed of Transfer dated 10th March 2023, registered under Serial No. KRL/1-4890 of 2023;

k. Original Development Agreement dated 12th April 2023, registered under Serial No. KRL/5-7690 of 2023; and

l. Search Report for more than 30 years from 1945 to 2023

3. **On perusal of the above mentioned documents and all other relevant documents relating to the title to the said Property I am of the opinion that the title of the following owners to the said Property and that of the following developer to the development rights of the said Property is clear, marketable and without any encumbrance.**

   a. Owner of the land: CTS No. 1031

      i. Smt. Jyoti Vijay Mundle
      ii. Mr. Kunal Vijay Mundle
      iii. Mrs. Gauri Sudhir Dole
      iv. Mr. Pradeep Shankar Mundle
      v. Mr. Shashank Shankar Mundle

   b. Developer: CTS No. 1031

      i. Shree Krishna Homes Private Limited

4. Qualifying comments / remarks: The loan for securing which Deed of Mortgage dated 28th February 2005 was registered in respect of the first floor flat in the old building, has been repaid. The loan account now vests in IDFC First Bank Limited who is in the process of executing and registering a Deed of Reconveyance.

5. The report reflecting the flow of the title of Smt. Jyoti Vijay Mundle and others on the said plot is enclosed herewith as an Annexure.

Encl: Annexure

Mumbai dated this 15th day of April, 2023.

Advocate