Tel. : 022-2833 7733
Mob.: 88287 37733
adv.mvkoparkar@gmail.com
Mon. To Fri. : 10.30 am To 6.00 pm
Sat. : 10.30 am to To 3.00 pm

Mandar V. Koparkar
B.Com., LL.B.
Advocate, High Court (Mumbai)

Res.: 402, Shraddha Darshan,
Opp. M.H.B. Colony,
Police, Station, Link Road,
Borivali (W), Mumbai -91

FORMAT A
(CIRCULAR NO:28 / 2021)

To,
MAHARERA,
BKC, Housefin Bhavan, Near RBI,
E Block, Bandra Kurla Complex,
Bandra(East), Mumbai – 400 051.

Sub.: Title certificate with respect to C.T.S. No. F/685, Final Plot No. 152, admeasuring 740 sq. yards, i.e 618.7 Sq. Mts. or thereabouts together with building known as "Manohar" and other structures standing thereon, situated at T.P.S. III, 30th Road, Bandra (West), Mumbai – 400 050 of Village - Bandra in the Registration District and sub-district Mumbai City & Mumbai Suburban (hereinafter referred to as 'the said property').

1. **I have investigated the title of the said plot on the request of M/s. Faucett Developers (Developer) and following documents i.e.:**

   - **Description of the property.**
   - **The documents related to the conveyance of plot.**
   - **Registered Re-Development Agreement dated 28th November 2022, duly registered under no. BDR9-17259-2022.**
   - **Registered Power of Attorney dated 28th November 2022, duly registered under no. BDR9-17260-2022.**
   - **D. P. Remark issued by Municipal Corporation of Greater Mumbai.**
   - **Assessment Bill issued by Brihanmumbai Mahanagar Palika.**
   - **Property card pertaining to the Plot of land bearing C.T.S. No. F/685 situated in Village Bandra.**
   - **Search report for 48 years from 1975 till 2022.**

2. **On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that the title of**

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M/s. Faucett Developers is clear, marketable and without any encumbrances.

Owners of the land:-

IDEAL MANOHAR CO-OPERATIVE HOUSING SOCIETY LIMITED

C.T.S. No. F/685, Final Plot No. 152 of Village Bandra

3. The report reflecting the flow of the title of the Ideal Manohar Co-Operative Housing Society Limited on the said plot is enclosed herewith as annexure.

Encl. : Annexure

Dated this 01st day of July, 2023.

MANDAR V. KOPARKAR
ADVOCATE
License No. MAH/1720/1998

Mr. Mandar V. Koparkar
Advocate,
402, Shradha Darshan,
Opp. MHB Colony Police Station,
Link Road, Borivali (W), Mumbai-91.

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FORMAT A

(CIRCULAR NO: 28 / 2021)

FLOW OF THE TITLE OF THE SAID PLOT

Sr. No.

1) P.R. Card as on date of application for registration.

2) Property card pertaining to the Plot of land bearing C.T.S. No. F/685 situated in Village Bandra.

3) D. P. Remark issued by Municipal Corporation of Greater Mumbai.

4) Assessment Bill issued by Brihanmumbai Mahanagar Palika

5) Search report for 48 years from the Year 1975 to 2022, Taken from Sub-Registrar's offices at Bandra (Andheri – 1, 2, 3, 4, 5, 6, 7, 8 and 9) and Mumbai (Old Custom House).

6) Registered Re-Development Agreement dated 28th November 2022, duly registered under no. BDR9-17259-2022.

7) Registered Power of Attorney dated 28th November 2022, duly registered under no. BDR9-17260-2022.

8) No Litigation for the said Plot.

Dated this 01st day of July, 2023.

MANDAR V. KOPARKAR

ADVOCATE

License No. MAH/1720/1998

Mr. Mandar V. Koparkar
Advocate,
402, Shradha Darshan,
Opp. MHB Colony Police Station,
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