

DDHI D. SHAH
DVOCATE & SOLICITOR

**Off: A/8, Manorath CHSL, Dattapada cross
rd-2, Borivali (East), Mumbai- 400066.**
Contact: +91-98190 94502
E-mail: shahriddhi4@gmail.com

Date: 04/9/2023

FORMAT- A
(Circular No.:- 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect to All that piece and parcel of land or ground, bearing C.T.S. No. 4565, 4565/1 to 11, Plot No. B, Survey No. 333, Hissa No. 6(Pt.) lying, being and situated at Village: Kolekalyan, Taluka: Bandra, in the registration District and Sub-District of Mumbai City and Mumbai Suburban together admeasuring 905.20 Sq. mtrs. (hereinafter referred to as the "**Said Property**").

1. I have investigated the title of the said plot on the request of M/s Supreme Realtors and following documents i.e :-

1) Description of the Property:- All that piece and parcel of land or ground, bearing C.T.S. No. 4565, 4565/1 to 11, Plot No. B, Survey No. 333, Hissa No. 6(Pt.) lying, being and situated at Village: Kolekalyan, Taluka: Bandra, in the registration District and Sub-District of Mumbai City and Mumbai Suburban together admeasuring 905.20 Sq. mtrs. (Hereinafter referred to as the "**Said Property**").

2. The documents of allotment of plot:-

a) Property Card Extracts.

b) Conveyance Deed dated 29th September, 1965 bearing registration no. 2081 of 1965.

c) Re-Conveyance Deed dated 17th May, 1988 bearing Registration No. BBJ-1070/1988.



d) 7 /12 extract or property card issued by City Survey Office Bandra
dated 15.07.2022.

3. Mutation entry dated: N.A.
4. Search Report dated 10th June, 2022 for 30 years from 1992 till 2022.
5. Development Agreement dated 30/05/2018.
6. Power of Attorney dated 30/05/2018.
7. Commencement Certificated dated 19/01/2022.

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 Shree Shreyas CHSL and development rights of M/s Supreme Realtors is clear, marketable and without any encumbrances.

Owners of the land

1. Shree Shreyas CHSL CTS No. 4565, 4565/1 to 11

Developer of the land

1. M/s. Supreme Realtors.

3. The report reflecting the flow of the title of the Shree Shreyas CHSL as the owner and M/s. Supreme Realtors as the developers on the said land is enclosed herewith as annexure.

Encl : Annexure.

At Mumbai.

Dated this 04th day of September, 2023


RIDDHI SHAH
ADVOCATE & SOLICITOR
A/8, Manorath, Dattapada X Rd-2,
Borivali (East), Mumbai - 400 066.
MAH - 3095 / 2006

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 /12 extract or property card issued by City Survey Office Bandra dated 15.07.2022 mutation entry no.: N.A.
- 2) Search Report dated 10th June, 2022 for 30 years from 1992 till 2022.
- 3) Development Agreement dated 30/05/2018
- 4) Power of Attorney dated 30/05/2018
- 5) Commencement Certificated dated 19/01/2022

1. This is to certify that I have gone through the above-mentioned documents provided to me by the Client M/s Supreme Realtors in respect of the title of immovable properties being the said Property as mentioned hereinabove and in view of the Title Search conducted by Search Clerk Mr. Kamlesh Chavan and the Earlier Title Certificate Issued by Adv. Shri. Vijesh Kossery Somnath dated 14.06.2022 in my opinion as per the said documents, the search report of the last 30 years and the Title Certificate Issued by Adv. Shri. Vijesh Kossery Somnath dated 14.06.2022 the title of the above said property vest in the name of Shree Shreyas Co-Operative Housing Society Ltd. as absolute Owners of the said property and the said Property is clear, marketable and free from all encumbrances.

2. Furthermore, Development Agreement dated 30/05/2018 and Power of Attorney dated 30/05/2018 registered at Sub-Registrar of Andheri at serial no. 5804/2018 was executed by Shree Shreyas Co-Op Housing Society through it's Chairman Mr. C. P. Narayan, Secretary Mr. T. V.



Gopalkrishnan & Treasurer Mr. Sachin P. Kabadi of the first part with the consent of 1) Mr. Arvind N. Sheldekar, 2) Smt. Seetha Rajgopalan, Smt. Lakshmi Venkiteswaran, 3) Smt. Mythili Venkatachari, 4) Mr. Narayan Easwaran, 5) Mr. Narayanaswami Easwaran, 6) Smt. Subha Ramesh, 7) Smt. Saraswathi Murthy & 3 ors, 8) Mr. Dharamaraj Easwaran, 9) Mr. Rama Narayana Iyer, 10) Smt. Saraswathi Murthy, 11) Mrs. Meera Anant Sant, 12) Mr. Vasudev Venkatachari, 13) Smt. V. Jayalakshmi therein referred to as the consenting party of the other part in favour of M/s. Supreme Realtors to do all acts, things, deeds, and matters on behalf of the said society more particularly mentioned therein.

3. That, on the basis of the aforesaid search carried out online, the documents provided, and after investigation of chain of title, I have found that M/s. Supreme Realtors has rightfully acquired the development rights of the said land from Shree Shreyas Co-Op Housing Society Ltd. and they are entitled to develop the said plot as per terms and conditions set out in the commencement certificate granted by Municipal Corporation of Greater Mumbai.

At Mumbai.

Dated this 04th day of September, 2023



RIDDHI SHAH
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Borivali (East), Mumbai - 400 066.
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