

Sushil Kumar Pal

B. C. A., LL.B.

Advocate High Court of Bombay

Office Address: 1403,1404, Signature Business Park, Near Fine Arts, Postal Colony Road, Chembur, Mumbai-400071
Email : adv.sopal@gmail.com, Cell No.09967717208

FORMAT- A

(Circular No. :- 28/2021)

LEGAL TITLE REPORT

To,

Maha RERA

Sub: Title clearance certificate with respect to Building No.86, plot of land admeasuring 1183.34 Sq. Mtrs., standing on land bearing Survey No. 113 (Pt.) & CTS No.356 (Pt.) Village Hariyali, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla Situated at Kannamwar Nagar-2, Vikhroli (East), Mumbai - 400 083. (hereinafter referred as the said "Property").

I have investigated the title of the said plot on the request of KANNAMWAR NAGAR SAMATA CO-OPERATIVE HOUSING SOCIETY LTD., on the basis of following documents i.e. :-

- 1) The documents of land, Lease Deed & Sale Deed.
- 2) e-Property card obtained Online.
- 3) Search report for 30 years from 1993 till 2022.
- 4) Mhada Revised Offer Letter dated 15.02.2023

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 KANNAMWAR NAGAR SAMATA CO-OPERATIVE HOUSING SOCIETY LTD., is clear, marketable and without any encumbrances.



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Owners of the land

- (1) **KANNAMWAR NAGAR SAMATA CO-OPERATIVE HOUSING SOCIETY LTD.,** CTS No. 356 (Pt.)
- (2) By an Indenture of Lease dated 15.01.2014 and same has been lodged and registered under serial No.KRL-4/870/2014 on dated 29/01/2014 & Sale Deed dated 15.01.2014 and same has been lodged and registered under serial No.KRL-4/871/2014 on dated 29/01/2014.
- (3) The Land Owner of the above referred Property had granted development right to the M/s. Dhanalaxmi Enterprises Builders & Developers under Development Agreement-2 dated 11.11.2019 and same has been lodged and registered under serial No.KRL-3/14479/2019, General Power of Attorney dated 11.11.2019 and same has been lodged and registered under serial No.KRL-3/14482/2019 & Development Agreement dated 23.08.2016 and same has been lodged and registered under serial No.KRL-3/6905/2016, General Power of Attorney dated 28.09.2016 and same has been lodged and registered under serial No.KRL-3/7950/2016.

The report reflecting the flow of the title of the **KANNAMWAR NAGAR SAMATA CO-OPERATIVE HOUSING SOCIETY LTD.** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 05.09.2023



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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) e-Property Card as on date of application for registration.
- 2) Search report for 30 years from office 1993 taken from Sub-Registrar Mumbai and Mumbai Suburban through Mr. Suraj B. More.
- 3) Any other relevant title :-
 - a. Index II of Development Agreement-2 dated 11.11.2019
 - b. General Power of Attorney dated 11.11.2019
 - c. Index II of Development Agreement dated 23.08.2016
 - d. General Power of Attorney dated 28.09.2016
 - e. Lease Deed dated 15.01.2014
 - f. Sale Deed dated 15.01.2014
- 4) Litigations if any-None

Date: 05.09.2023

