PRAYAG JOSHI
B.COM, L.L.B.
Advocate, High Court

Add:- 1, Kailas Bhuwan, 3rd Floor, Flat No. 6 opp. Annapurana Ind. Est., M.P. Vaidya Marg, Tilak Road, Ghatkopar (E) Mumbai 400077
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FORMAT – A

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All that piece or parcel of land admeasuring 575 sq. mtrs. of Survey No. 249, Hissa No. 2, CTS No. 195/53, Plot No. 54, together with structure standing thereon being building known as "Neelkanth Prakash Co-operative Housing Society Limited" lying and being situated at village Ghatkopar Taluka Kurla, Garodia Nagar, Ghatkopar (East), Mumbai – 400 077, in District and Registration Sub - District of Mumbai City and Mumbai Suburban and bounded as (i) On or towards the East: Existing Road, (ii) On or towards the West: CTS No.195/52, (iii) On or towards the North: Existing Road, and (iv) On or towards the South: CTS No.195/60, and more particularly described in the Schedule hereunder written. (The said land along with the said building shall hereinafter be referred to as "the said property")

I have investigated the title of the said property on the request of M/s. Integrated Residences LLP and on the basis of following documents i.e.:-

A. Deed of Conveyance dated 30.03.1972 registered on 21.04.1972 under registration No. BOM/ R-1742/1972.
B. Deed of Deemed/ Unilateral Conveyance dated 18.07.2022 registered under registration No. KRL-1/ 15951/ 2022 dated 26.08.2022.
C. Agreement for Development dated 30.09.2022 registered under registration No. KRL-3/17311/2022 dated 30.09.2022.
D. Title Certificate dated 24.01.2022 issued by Mr. Sunil N. Ausarmal, Advocate.
E. Search Report dated 01.04.2023 by the Searcher, Mr. Pradip Fatkare, who took search from the Office of Sub-registrar at

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Mumbai, Bandra, Chembur and Nahur, for the last 41 years i.e. from 1983 to 2023.

F. Public Notice dated 12.04.2023 issued in two local newspapers viz. The Free Press Journal (English) and Nav-shakti (Marathi).

G. No claim certificate dated 26.04.2023.

H. Affidavit of the Director of M/s. Integrated Residences LLP dated 09.05.2023.

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 M/s. Integrated Residences LLP is clear, marketable and free from all encumbrances.

I. OWNER OF THE LAND:

1. Neelkanth Prakash Co-operative Housing Society Limited – CTS No. 195/53
2. Prima facie a physical inspection of the photocopies of the documents listed in paragraphs above and subject to observation set out in Paragraph above, I am of the opinion that the ownership of the said Property vests with Neelkanth Prakash Co-operative Housing Society Limited and pursuant to the Development Agreement dated 30.09.2022, M/s. Integrated Residences LLP are entitled to carry out redevelopment of the said property.

   The report reflecting the flow of the title of the Owner on the said Property is enclosed herewith as annexure.

J. ASSUMPTIONS:

While considering my opinion on the title of the said property, I have made the following assumption:

a. All copy documents confirm to the originals and originals are genuine and complete.

b. Each signature on the documents shall be deemed to be genuine signature of the individual/ party concerned.

c. The Agreements are within the power and capacity of and have been validly authorized and signed by each party.

d. I express no opinion as to the correctness of any warranties given by the parties (expressly or implied) to the agreement under or by virtue of these agreements executed save if and in

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so far as the matter warranted are subject matter of specific opinions in the certificate

SCHEDULE OF THE PROPERTY AS REFERRED HEREIN ABOVE:

All that piece or parcel of land admeasuring 575 sq. mtrs. of Survey No. 249, Hissa No. 2, CTS No. 195/53, Plot No. 54, together with structure standing thereon being building known as "Neelkanth Prakash Co-operative Housing Society Limited" lying and being situated at village Ghatkopar Taluka Kurla, Garodia Nagar, Ghatkopar (East), Mumbai – 400 077, in District and Registration Sub - District of Mumbai City and Mumbai Suburban and bounded as follow:

On or towards the East	:	Existing Road,
On or towards the West	:	CTS No.195/52,
On or towards the North	:	Existing Road,
On or towards the South	:	CTS No.195/60

Encl: Annexure.
Date: 19.05.2023

JOSHI P. G.

(PRAYAG JOSHI)
Advocate

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FORMAT – A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

Sr. No.

1) Copy of Deed of Conveyance dated 30.03.1972 registered on 21.04.1972 under registration No. BOM/ R-1742/1972.
2) Copy of Deed of Deemed/ Unilateral Conveyance dated 18.07.2022 registered under registration No. KRL-1/ 15951/ 2022 dated 26.08.2022.
3) Copy of Agreement for Development dated 30.09.2022 registered under registration No. KRL-3/17311/2022 dated 30.09.2022.
4) Copy of Title Certificate dated 24.01.2022 issued by Mr. Sunil N. Ausarmal, Advocate.
5) Copy of Search Report dated 01.04.2023.
6) Copy of Public Notice dated 12.04.2023 issued in two local newspapers viz. The Free Press Journal (English) and Nav-shakti (Marathi).
7) Copy of No claim certificate dated 26.04.2023.
8) Copy of Affidavit of the Director of M/s. Integrated Residences LLP dated 09.05.2023.
9) Litigation if any: NIL

Date: 19.05.2023

JOSHI P.B.

(PRAYAG JOSHI)
Advocate

PRAYAG JOSHI ★ MUMBAI ★ ADVOCATE, HIGH COURT