

Akanksha, 2nd Floor, Sane Guruji Nagar, 90 Feet Road, Mulund (E), Mumbai - 400 081.

Email : adv_skvaidya@yahoo.co.in

FORMAT-A

(Circular No.28/2021)

To

MahaRERA

BKC, HousefinBhavan, near RBI,

E Block, Bandra Kurla Complex,

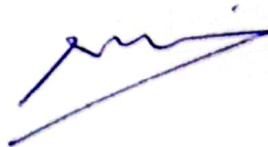
Bandra East, Mumbai, Maharashtra

400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All that piece and parcel land or ground hereditaments and premises together with the structures standing thereon bearing C.T.S. No.434, admeasuring 726 sq.yards equivalent to 615.4 sq.mtrs. or thereabout of Village Mulund(East), Taluka Kurla, situated at at Neelam Nagar, Mulund (East), Mumbai – 400 081, Mumbai Suburban District, & assessed under T- Ward of MCGM .

I have investigated the title of the said Property at the request of the **M/S.SHIVCORP INFRA (OPC) PVT. LTD**, a One Person Company having their office at A/102, Moti Vihar, N.S. Road, Boadke Building, Mulund (West), Mumbai – 400 080, through its Director **SHRI SHYAM H. THAKUR**, on basis of following documents i.e.: -



- 1) Description of the property.
- 2) The documents of Conveyance of plot.
- 3) Property card issued by City Survey, incorporating name of the Society
- 4) Developer Agreement
- 5) Search report for more than 30 years upto July 2022

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of The GURU ASHISH CO-OPERATIVE HOUSING SOCIETY LTD; (registration No. BOM/WT/HSG/TC/1289 of 1985) is the Owner AND SHIVCORP INFRA (OPC) PVT LTD is the Developer and they are entitled to develop the said Plot and the title of the said Plot is clear, marketable and without any encumbrances.

OWNER OF THE LAND: The GURU ASHISH CO-OPERATIVE HOUSING SOCIETY LTD;, LAND BEARING C.T.S. No.434, of Village Mulund(East), Taluka Kurla, situated at at Neelam Nagar, Mulund (East), Mumbai – 400 081, Mumbai Suburban District, & assessed under T- Ward of MCGM.



SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

Off. Cont. : 022 2163 5632

98199 09628

Mob.: 98205 65632

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PLOT DETAILS: All that piece and parcel land or ground hereditaments and premises together with the structures standing thereon bearing C.T.S. No.434, admeasuring 726 sq.yards equivalent to 615.4 sq.mtrs. or thereabout of Village Mulund(East), Taluka Kurla, situated at Neelam Nagar, Mulund (East), Mumbai – 400 081, Mumbai Suburban District, & assessed under T- Ward of MCGM .

The report reflecting the flow of the title of The GURU ASHISH CO-OPERATIVE HOUSING SOCIETY LTD; as the Owner and SHIVCORP INFRA (OPC) PVT LTD, as the Developer of the said plot is enclosed herewith;

Encl: Annexure.

Date: 06th July 2022

(SAMIR K. VAIDYA)

Advocate

SAMIR K. VAIDYA,
B Com; LL B,
ADVOCATE HIGH COURT
Akanksha Sane Guruji Nagar,
V. B. Phadke Road,
Mulund (E), Mumbai -400 081

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) Deed of Conveyance dated 16/3/1988, with registration document "Serial No. PBBJ/1740/1988".
- 2) Till today the Society's name is not incorporated in P.R. Card of the said property.
- 3) Development Agreement dated 31st March 2022, between the Owner/Society, members and the Developer with registration registered in the office of the sub-registrar of assurance at Kurla, under Sr. No. KRL-4/9229 of 2022,
- 4) Search report for 30 years upto July 2022.

Date: 06th July 2022


(SAMIR K. VAIDYA)

Advocate

SAMIR K. VAIDYA,
B. Com. LL. B.
ADVOCATE HIGH COURT
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V. B. Phadke Road,
Mulund (E), Mumbai - 400 081