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FORMAT- A

(Circular No. :- 28/2021)

To

Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, Housefin Bhavan
Plot No. C – 2, E - Block
Bandra Kurla Complex
Bandra (East)
Mumbai – 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that pieces and parcels of land bearing Survey No. 370 to 374 corresponding C.T.S. No. 975 Admeasuring about 414.40 sq. mtrs area, along with standing structure thereon, of Village Pahadi- Goregaon, Taluka Borivali and Within the Registration District & Sub District of Mumbai Suburban (hereinafter referred as the **"said Property"**).

1. I have investigated the title of the said property based on the request of **M/s. Krishna Developers,** a Partnership Firm registered under the Indian Partnership Act, 1932 having its registerd office at 3rd and 4th Floor, Plot No. 137AB, Government Industrial Estate, Charkop, Kandivali (W), Mumbai – 400 067 and perused the copies of the following documents: -

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A. Description of the property:

All that pieces and parcels of lands bearing Survey No. 370 to 374 corresponding C.T.S. No. 975 Admeasuring about 414.40 sq. mtrs area, along with standing structure thereon, of Village Pahadi- Goregaon, Taluka Borivali and Within the Registration District & Sub District of Mumbai Suburban.

B. Deeds and Documents:

a. By and under a Conveyance Deed dated May 19, 2006 duly registered on May 20, 2006 with the Sub – Registrar of Assurances, Borivali – 2, Mumbai Suburban District vide Document no. BDR-5/4313/2006 and executed between Mr. Ashok Vinaykumar Oza as vendor therein and 1) Mr. Amish Vijay Desai, 2) Mr. Shyam Biharilal Gehani as purchaser therein, the said Ashok Vinjaykumar Oza sold, transferred, conveyed and alienated the piece and parcel of non agricultural land bearing Survey No- 370 to 374, corresponding CTS No. 975 admeasuring 414.4 square meters (hereinafter referred to as **"said land"**) and along with a structure standing thereon known as 'Amar Bhavan' comprising of ground plus two upper floors and comprising of 12 tenements occupied by 12 tenants (hereinafter referred to as **"said structure"**), lying, being and situate at Village – Pahadi Goregoan (W), Nadiadwala Colony No. 2, Malad (W), Mumbai- 400 064 within the Registration Sub-District of Mumbai City and Mumbai Suburban District. The said land and the said structure is more particularly described in the Schedule written hereunder, is hereinafter referred to as the **"said Property"** to and in favour of 1) Mr. Amish Vijay Desai, 2) Mr. Shyam Biharilal Gehani

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at and for a consideration and on the terms and conditions more particularly mentioned therein. In pursuance of the Conveyance Deed dated May 19, 2006, the aforesaid Mr. Ashok Vinaykumar Oza handed over vacant, physical, de-jure and de-facto possession of the Property to and in favour of 1) Mr. Amish Vijay Desai, 2) Mr. Shyam Biharilal Gehani, for them being held as the true and lawful co-owners thereof.

b. By and under a Conveyance Deed dated October 13, 2021 duly registered on the same day with the Sub – Registrar of Assurances, Borivali – 6, Mumbai Suburban District vide Document no. BRL-6/15149/2021 and executed between 1) Mr. Amish Vijay Desai, 2) Mr. Shyam Biharilal Gehani as vendor therein and M/s. Krishna Developers, a registered partnership firm represented through its partners, as purchaser therein, the said 1) Mr. Amish Vijay Desai, 2) Mr. Shyam Biharilal Gehani sold, transferred, conveyed and alienated the said property more particularly described in the Schedule written hereunder, to and in favour of M/s. Krishna Developers at and for a consideration and on the terms and conditions more particularly mentioned therein. In pursuance of the Conveyance Deed dated October 13, 2021, the aforesaid 1) Mr. Amish Vijay Desai, 2) Mr. Shyam Biharilal Gehani handed over vacant, physical, de-jure and de-facto possession of the Property to and in favour of M/s. Krishna Developers, for them being held as the true and lawful co-owners thereof.

C. <u>Property Card / 7/12 Extract:</u>

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Property Card /7/12 Extract and mutation entry in respect of the said Property are issued by the Collector, Mumbai Suburban District.

D. <u>Search Report for 30 years:</u>

I have relied upon the Search Report dated November 1, 2021 issued by Mr. Sachin S. Pawar (Title Investigator) for the search taken for last 30 years from Sub Registrar of Assurance at Mumbai & Borivali -1 to 9, for the year 1991 to 2021.

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 M/S KRISHNA DEVELOPERS as a owner/developer is clear, marketable and without any encumbrances.

The Owner/Promoter of the Land is M/S KRISHNA DEVELOPERS on survey no.370 to 374, corresponding C.T.S. No.975 of Village-Pahadi Goregaon (W), Nadiadwala Colony No.2, Malad (W), Mumbai-400 064.

3. The report reflecting the flow of title of the M/S KRISHNA DEVELOPERS in respect of the said Property is enclosed herewith as Annexure **"A"** hereto.

Dated this 20th day of September, 2023

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ANNEXURE A

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FLOW OF THE TITLE OF THE SAID PROPERTY

1) All the documents referred hereinabove shall also form a part of this document and shall be read in verbatim as if the same are reproduced herein.
2) Property Card with respect to the said Property.
3) Mutation Entry No. 1589.
4) Search report for 30 years from Sub Registrar of Assurance at Mumbai & Borivali -1 to 9, for the year 1991 to 2021.
5) Any other relevant title: not applicable.
6) Litigation if any: not applicable.

Dated this 20th day of September, 2023

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