Kamal S. Chaudhary

B.A., LL.B.
Advocate, High Court

Date ; 29/08/2023

FORMAT – A

(Circular No.:- 28/2021)

LEGAL TITLE REPORT

To,
Maharashtra Real Estate Regulatory Authority
6th/7th Floor, Housefin Bhavan,
Plot No. C -21, E-Block,
Bandra Kurla Complex, Bandra (E)
Mumbai 400051,

Sub: Title clearance certificate with respect to plot *Piece and parcel of land together with a building standing thereon known as Building No. 76, admeasuring approx.* **805.59** *Sq. Mtrs. bearing, CTS No.12 (pt) situated, lying and being at Nehru Nagar, Kurla (East), Mumbai- 400 024,* (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of my client **M/S. STAR RISE developer of the said plot** and following documents i.e. :-

1) Description of the property.
   Piece and parcel of land together with a building standing thereon known as Building No. 76, admeasuring approx. **805.59** *Sq. Mtrs. bearing, CTS No.12 (pt) situated, lying and being at Nehru Nagar, Kurla (East), Mumbai- 400 024*
2) The documents of allotment of plot.
   a) MHADA through Lease Deed Dated 17th October, 2006 bearing registration no Kurla - 3 under No. BDR-13/8696/2006 allotted to **Nehru Nagar Anand Co-operative Housing Society Ltd**.
   b) MHADA through Sale Deed Dated 17th October, 2006 bearing registration no Kurla - 3 under No. BDR-13/8697/2006 allotted to **Nehru Nagar Anand Co-operative Housing Society Ltd**.
   c) **Nehru Nagar Anand Co-operative Housing Society Ltd**. have duly registered Development Agreement at Sub Registrar Kurla bearing no Kurla-1 under No. KRL-1/6586/2023dated 31st March 2023to M/s Star Rise.
3) 7/12 extract or property card issued by City Survey office Kurla dated. 27/03/2023, mutationentry no ____
4) Search report for 30 years from 1990 till 2022 Taken from Sub-Registrar' office at Chembur.

Res : 17/576, Wadia Estate, Bail Bazar, Kurla (West), Mumbai – 400 070. (Time 9 to 11 am & 7 to 9 pm)
Email: kamalc_1978@yahoo.co.in mob; 9821945133

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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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances.

OWNER OF THE LAND

MHADA is the owner of the said plot bearing CTS no 12 (pt) at Nehru nagar, kurla east, Mumbai- 400024

LESSEE OF THE LAND

Nehru Nagar Anand Co-operative Housing Society Ltd is the lessee of the said plot bearing CTS no 12 (pt) at Nehru nagar, kurla east, Mumbai- 400024

3/- The report reflecting the flow of the title of the **Nehru Nagar Anand Co-operative Housing Society Ltd** and Developer M/s Star Star Rise on the said land is enclosed herewith as annexure.

Encl:Annexure.
Yours faithfully,
KAMAL S CHAUDHARY

Advocate High Court

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7/ 12 extract / P.R. Card as on date of application for registration.
2) Mutation Entry No. 6586/2023
3) Search report for 30 years from 1990 to 2022 Taken from Sub-Registrar' office at Chembur.
4) Any other relevant title.
5) Litigations if any.

Date:

KAMAL S CHAUDHARY

Advocate High Court

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