Bhavin R. Bhatia

B.Com., LL.B.

ADVOCATE, HIGH COURT

(BRB Legal)

Chamber at :

Room No. 58-D, 5th Floor, Alli Chambers, Tamrind Street, Off. N. M. Road, Fort, Mumbai - 400 023.

Mailing Address for Correspondence :

101/102/103, Samosaran, Plot No. 103, 5th Road, Jawahar Nagar, Goregaon (West), Mumbai - 400 104.

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FORMAT – A

(Circular No: - 28/ 2021)

To

MahaRERA

6th & 7th Floor,

Housefin Bhavan,

Plot No: C - 21, E - Block,

Bandra Kurla Complex,

Bandra (E), Mumbai -400051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to All that piece and parcel of plot of leasehold land being Plot No. 163 of the Layout Known as 'Jawahar Nagar' bearing CTS No. 638, 638/1 to 12 admeasuring **688.10 Sq. Mtrs.** as per P. R. Card (Property Register Card) or thereabout in aggregate (after deduction of **63.40 Sq. Mtrs.** area affected under the set-back for widening of the Road No. 2 as per P. R. Card) situate, being and lying in Revenue Village Pahadi – Goregaon (West), Taluka Borivali in the Registration District of Mumbai Suburban situated at Jawahar Nagar, Goregaon (West), Mumbai – 400 104 (Old number – 400 062) alongwith structure standing thereon known as Sutaria CHS Limited occupied by various members/Occupiers. (For brevity's sake hereinafter to as the said "Property/Plot/land").

I have investigated the title of the said plot on the request of My Client **M/s. BALI SPACES LLP**, a Limited Liability Partnership, through its Partners, 1) Mr. Sushant Vijay Parmar, & 2) Mr Vijay Phoolchand Parmar, having office address at 04, A Wing, 1st Floor, Onkar building, Gen. A. K. Vaidya Marg, Dindoshi, Malad East, Mumbai 400 097. (said Developer) and following documents i.e.: -

i. Description of the property.

ii. Copy of Lease Deed dated 01/10/1948

iii. Copy of Agreement for Sale dated 18/09/1985

iv. Order dated 28/12/2021 passed by Hon'ble District Deputy Registrar

v. Deed of Assignment of Lease (Unilateral Deemed Conveyance) dated 18-10-2022 duly registered with the Sub-registrar of assurance bearing no. No. BRL-6-22601-2022.

vi. Development Agreement dated 31/03/2023 duly registered with the office of Sub-Registrar of Assurance bearing no. BRL-06-6462-2023.

vii. Power of Attorney duly registered with the office of sub-registrar of assurances bearing registration no. bearing no. BRL-06-6465-2023 dated 31/03/2023.

viii. Property card issued by Revenue Authority dated 12/12/2022 Mutation entry no. 1599

ix. Search report for 30 years from 1993 till 2023.

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 the society viz. **SUTARIA CO-OPERATIVE HOUSING SOCIETY LIMITED** (said Society) is clear and marketable and without any encumbrance and my clients **M/S. BALI SPACES LLP** said Developers are holding development rights of the said property and subject to whatever is stated in the Title Report same are clear, marketable and free from reasonable doubts.

OWNERS OF THE LAND

(1) Jawahar Nagar CHS Limited

CTS No. 638, 638/1 to 12 of Village Pahadi, Goregaon (West)

LESSEE OF THE LAND

(2) SUTARIA CO-OPERATIVE HOUSING SOCIETY LIMITED is the Lessee of the said Plot and Owner of the Existing Structure.

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3/- The report reflecting the flow of the title of the Owner/Developer on the said land is enclosed herewith as annexure.

Encl: Annexure.

Advocate.

BHAVIN R. BHATIA MUMBAI ADVOCATE

(Stamp)

Date: 15/05/2023

Bhavin R. Bhatia
B.Com., LL.B.
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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) P.R. Card as on date of application for registration.
2) Mutation Entry No. 1599
3) Search report for 30 years from 1993 till 2023 taken from Sub-Registrar office at Mumbai & Bandra and from 2002 to 2023 from Borivali, Kandivali & Goregaon Sub-Registrar office.
4) Any other relevant title.
5) Litigations if any - NA

Date: 15/05/2023

Advocate.

(Stamp)