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SHAIKH MOHAMMED ASIF MAH-1472-1995 Advocate High Court

Format –A
(Circular No.:- 28/2021)

To,
Maharashtra Real Estate Regulatory Authority
Housing Bhavan, Plot no.C-21
E-Block, Bandra Kurla Complex,
Bandra (East), Mumbai-400051

LEGAL TITLE REPORTED

Sub: Title Clearance Certificate with respect to ALL that pieces and parcel of land with tenancy/occupant structure standing thereon bearing C.T.S Nos. **2616 to 2619** and C.T.S Nos. **2635 to 2640** total area admeasuring **1406.70** of village: **Kolekalyan**, Taluka - **Andheri**, Mumbai Suburban District (MSD) together with the structure standing thereon (the Said land and the said building together referred as "the said Property") and bounded as follows:

I have investigated the title of the said Property at/on the request of **M/S TRUE LIFE SPACE** (Developer) represented through its **partners (1) Mr. AHMEDALI KAMRUDDIN KHAN (2) Mr. AHMEDULLAH SHARIFUDDIN ANSARI (3) Mr. MUZAMMIL KAMRUDDIN KHAN**.

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1. Description of the Property:

All that piece and parcels of land bearing C.T.S Nos. **2616 to 2619** and C.T.S Nos. **2635 to 2640** total area admeasuring **1406.70** of village: **Kolekalyan**, Taluka - **Andheri**, along with structure standing thereon situated at Santacruz (East), Near St. Anthony's Church Vakola, village Kolekalyan Mumbai 400055 in the registration District and Sub-District of Mumbai, assessed by B.M.C (said building) (the Said land and the said building together referred as "the said Property") and bounded as follows:

2. **The Documents of the said Property:**

i) Conveyance Deed dated 16/12/2022 registered on 16/12/2022 under **Sr.No.BDR-15-16873/2022** executed by and between the **M/S PATEL ENTERPRISES** therein as Vendor and **M/S TRUE LIFE SPACE** the Developer therein Purchaser.

ii) Power of Attorney dated 16/12/2022 executed by and between **M/S PATEL ENTERPRISES & M/S TRUE LIFE SPACE** registered with office of the Joint Sub-Registrar of Assurances at **Andheri-15**, Mumbai Suburban District under serial **No. BDR-15-16874/2022** dated 16/12/2022 granting various powers and authorities as contained therein to carry on, undertake and complete the re-development work at the said property.

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iii) Supplementary Conveyance Deed dated 16/12/2022 registered on 16/12/2022 under **Sr.No.BDR-15-16878/2022** executed by and between **M/S PATEL ENTERPRISES** therein as Vendor and **M/S TRUE LIFE SPACE** as the Developer therein Purchaser.

3. Property Register Card

Property Cards in the name of **M/S TRUE LIFE SPACE**.

City Survey office had issued property card of the land at C.T.S Nos. **2616, 2617, 2618, 2619, 2635, 2636, 2637, 2638, 2639 & 2640** of village: Kolekalyan, Taluka - Andheri in the name of **M/S TRUE LIFE SPACE** for total land admeasuring **1406.70 Sq Mtrs**.

4. Search report for 30 years from 1972 till 2023.

On the perusal of the abovementioned document/s and all other relevant document/s relating to the title of the said Property I am of the opinion that the title of **M/S TRUE LIFE SPACE** as the Owner and Developer, is clear, marketable and without any encumbrances.

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Owner of the said Land:

1. **M/S TRUE LIFE SPACE** is the Owner of the said land

2. **Qualifying Comments/remarks if any: NA**

3) The Report reflecting the flow of the title of **M/s True Life Space** in respect of the said property is enclosed herewith as Annexure.

Mumbai
Date: 21-12-2023

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Advocate High Court

FLOW OF THE TITLE OF THE PLOT:

Search report for 30 years

1. Search Report of MR.CHANDRAKANT MORE dated **09th February, 2022** for the searches of the records of the concerned Office/s of Sub-Registrar of Assurances of Bandra (1 to 6) for year 1972 in the S.R. of Mumbai Office from 1972 to 2023 and in the Office of City Survey Record of Vile Parle (East) Village at Santa Cruz West Mumbai Suburban District.

2. It is observed that **M/S TRUE LIFE SPACE** are the Owner well seized and possessed of and well and sufficiently entitled to the above referred property which was purchased and acquired by and under two different Deed of Conveyance i.e

3. As per the Deed of Conveyance dated 16/12/2022 registered on 16/12/2022 under Sr.No.BDR-15-16873/2022 for C.T.S.No. 2616, 2617, 2618, 2619, 2635, 2636, 2637, 2638, 2639 & 2640 all totally admeasuring about 1406.70 Sq Mtrs.

4. As per the Supplementary Deed of Conveyance dated 16/12/2022 registered on 16/12/2022 under Sr.No.BDR-15-16878/2022 for C.T.S.No. 2616, 2617, 2618, 2619, 2635, 2636, 2637, 2638, 2639 & 2640 all totally admeasuring about 1406.70 Sq Mtrs. executed between **M/S PATEL ENTERPRISES** therein

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referred to as the Vendors as the Party of the One Part and **M/S TRUE LIFE SPACE** therein referred to as the Purchaser as the Party of the Other Part whereby the Vendors therein sold, transferred and conveyed and assured unto the said Purchaser therein (**M/S TRUE LIFE SPACE**) all those pieces and parcels of land with tenancy/occupant structure standing thereon admeasuring **1406.70 Sq Mtrs** or thereabouts bearing C.T.S Nos. **2616 to 2619** and C.T.S Nos. **2635 to 2640** total area admeasuring **1406.70** of village: **Kolekalyan**, Taluka - **Andheri**. By an Order dated 24-01-2023, the name of **M/S TRUE LIFE SPACE** to be mutated in the Property Register Card in respect of the aforesaid land and in the City Survey records and the Property Register Card of the said land, the name of **M/S TRUE LIFE SPACE** continues to be reflected as the Owner thereof.

5. Thus **M/S TRUE LIFE SPACE** became the owner of the said all those pieces and parcels of land bearing C.T.S Nos. **2616 to 2619**, and C.T.S Nos. **2635 to 2640** total area admeasuring 1406.70 of village: **Kolekalyan**, Taluka - **Andheri**, together with the structure standing thereon. The said existing structure is very old and the owner is accordingly desirous of the redevelopment of the said property by

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constructing new building/s after getting the plan approved from the M.C.G.M. The tenants accordingly granted consent for the redevelopment in respect of the said tenanted property by demolishing the existing building structure and constructing a new building/s thereon entirely at the cost and expenses of the Developer/Owner and such that the tenant shall inter alia receive PAA flat/s in the new building/s free of cost and on ownership basis. The owner has obtained IOD & Commencement Certificate bearing No. **P/10543/20 22/H/E/337/1/(New)**.

6. Inter alia in view of the searches taken by the Search Clerk Mr.Chandrakant More in the Office of Sub Registrar of Assuran ce/s at Bandra and Mumbai in respect of the said property I am therefore of the opinion that the title of the **M/S TRUE LIFE SPACE** in respect of the above referred property is clear, valid, marketable and free from all encumbrances and charge whatsoever.

Date: 21-12-2023

21/12/2023

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