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FORMAT – A
(Circular No 28/2021)

To,
MahaRERA,
4th Floor, Housefin Bhavan, Plot No. C-21,
E-Block, Near Kamgar Bhavan, Behind RBI Building,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051.

LEGAL TITLE REPORT

Sub: ***Title clearance certificate with respect to all that piece and parcel of land bearing Plot No.299/A of S.S. No.III of Chembur, C.T.S. No.1605, admeasuring 592 sq. yards, equivalent to 515.8 sq. mtrs. Or thereabouts of Village and Taluka Chembur, Mumbai Suburban District alongwith a bungalow comprising of ground plus two (2) upper floors admeasuring approximately 4,500 square feet standing thereon.***

1) We have investigated the title of the said plot of land on the request of Two Taurus Realty LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 414, Mahinder Chambers Premises, CS Ltd., W.T. Patil Marg, Opp. Duke Factory, Chembur, Mumbai – 400 071 ("**Developer**"), and perused the following documents i.e.:

1. **Description of the property:** All that piece and parcel of land bearing Plot No.299/A of S.S. No.III of Chembur, C.T.S. No.1605, admeasuring 592 sq. yards, equivalent to 515.8 sq. mtrs. or thereabouts of Village and Taluka Chembur, Mumbai Suburban District ("**said Land**") alongwith a bungalow comprising of ground plus two (2) upper floors admeasuring approximately 4,500 square feet standing thereon ("**said Bungalow**"). The said Land and the said Bungalow are hereinafter collectively referred to as the "**said Property**".

2. **The documents of allotment of plot:**

   (a) Copy of Form HH;

Suburban Office : 209, 2nd Floor, Hubtown Solaris, Prof. N.S. Phadke Marg, Andheri (East), Mumbai 400 069, India.
Tel: +91 (22) 6184 9900

(b) Copy of Deed of Conveyance dated 8th May, 1964 executed between Mrs. Krishna Trilok Kapoor and Hans Raj Bahri and (1) Mrs. Mani Devi, wife of Kishan Chand Manyal and (2) Mrs. Surjit Kaur Chabra, wife of Bhupendra Singh, and registered with the Sub-Registrar of Assurances at Bandra bearing serial no. BND/1223/1964;

(c) Copy of Deed of Conveyance dated 3rd December, 1970 executed between (1) Mrs. Mani Devi and (2) Mrs. Surjit Kaur Chabra and Mrs. Gulshan Vasdev Malhotra, and registered with the Sub-Registrar of Assurances at Mumbai bearing serial no. BOM/R/5142/1970;

(d) Copy of Deed of Mortgage dated 31st May, 1972 executed between Mrs. Gulshan Vasdev Malhotra and Shri Vasdev Malhotra and Life Insurance Corporation of India, and registered with the Sub-Registrar of Assurances at Bombay bearing serial no. BOM/R/2604/1972;

(e) Copy of Deed of Gift dated 7th December, 2016 executed between Mrs. Gulshan Vasdev Malhotra and (1) Mr. Ravi Vasdev Malhotra and (2) Mr. Rohit Vasdev Malhotra, and registered with the Sub-Registrar of Assurances at Kurla-1 bearing serial no. KRL-1/12036/2016;

(f) Copy of Development Agreement dated 5th September, 2018, executed between (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra and M/s. United Emperors LLP, and registered with the Sub Registrar of Assurances at Kurla bearing serial no. KRL – 1/10780/2018

(g) Copy of the Order dated 8th June, 2022 passed by the Collector, Mumbai permitting the conversion of the said Land to Freehold Land;

(h) Copy of Deed of Re-Conveyance dated 27th June, 2022 executed between Life Insurance Corporation of India and (1) Mr. Ravi Vasdev Malhotra and (2) Mr. Rohit Vasdev Malhotra, and registered with the Sub-Registrar of Assurances at Kurla-1 bearing serial no. KRL-1/11781/2022;

(i) Copy of Deed of Cancellation dated 18th July, 2022 executed between (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra and M/s. United Emperors LLP, and registered with the Sub-Registrar of Assurances at Kurla-1 bearing serial no. KRL-1/13267/2022;

(j) Copy of Agreement for Sale dated 18th July, 2022 executed between (1) Ravi Vasdev Malhotra and (2) Rohit Vasdev Malhotra and Two Taurus LLP, and registered with the Sub-Registrar of Assurances at Kurla-1 bearing serial no. KRL-1/13268/2022;

(k) Copy of Deed of Conveyance dated 28th September, 2022, executed between (1) Mr. Ravi Vasdev Malhotra and (2) Mr. Rohit Vasdev Malhotra and Two Taurus LLP, and registered with the Sub-Registrar of Assurances at Kurla bearing serial no. KRL – 5/1905/2022.

(l) **Copy of Property Register Card issued on 9th December, 2022.**

(m) **Search Report for sixty (60) years from 1963 to 2022.**

2) On perusal of the above mentioned documents relating to the title of the said Property, and subject to what is stated herein, we are of the opinion that Two Taurus Realty LLP is the Owner of the said Property and has clear and marketable title to the said Property free from any encumbrances or and/ claims.

Owner(s) of the said Property:

Two Taurus Realty LLP

3) The report reflecting the flow of the title on the said Property is enclosed herewith as an annexure.

Encl: Annexure

Date: 4th May, 2023

Advocate

Email id: hemant@iclegalindia.in