

Swamini & Co.

Advocates

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Date: - 04/12/2023

FORMAT- A

**To,
MAHARERA
Mumbai**

LEGAL TITLE REPORT

Sub: - Title Clearance Certificate with respect to
Old Plot No 57- C, Final Plot No. 152, City Survey No.
761, 761/1 & 2, situated, lying and being at Rajda
Nagar, Factory Lane, Borivali (West) Mumbai, Village
Borivali and within the local limits of Greater Mumbai
Municipal Corporation, Mumbai.

AND

Old Plot No 57- D, Final Plot No. 151, City Survey No.
760, situate, lying and being at Rajda Nagar, Factory
Lane, Borivali (West) Mumbai, Village Borivali and
within the local limits of Greater Mumbai
Municipal Corporation, Mumbai.

I have investigated the title of the said plot on request of M/s. B. B. Enterprises, the Partnership Firm registered under the Indian Partnership Act, and following documents i.e.: -

1) Description of Property:-

SCHEDULE- I OF THE PROPERTY- 'A'

ALL THAT piece, part and parcel of a plot of land admeasuring 431.40 Sq. meters or thereabout together with the structures standing thereon admeasuring 54.83. Sq. meters and bearing old Plot No 57- C, Final Plot No. 152, City Survey No. 761, 761/1 & 2, situate, lying and being at Rajda Nagar, Factory Lane, Borivali (West) Mumbai, Village Borivali and within the local limits of Greater Mumbai Municipal Corporation and within the Registration and Sub- Registration District, Borivali- 2, Bandra, Mumbai.

AND

SCHEDULE- II OF THE PROPERTY- 'B'

ALL THAT piece, part and parcel of a plot of land admeasuring 564 Sq. meters or thereabout together with the structures standing thereon admeasuring 59.70. Sq. meters and bearing old Plot No 57- D, Final

Plot No. 151, City Survey No. 760, situate, lying and being at Rajda Nagar, Factory Lane, Borivali (West) Mumbai, Village Borivali and within the local limits of Greater Mumbai Municipal Corporation and within the Registration and Sub- Registration District, Borivali- 2, Bandra, Mumbai.

2) The Documents of allotment of Plot: -

Deed of Conveyance dated 7th March, 2009 duly registered under Sr. No. BDR-10/2955/2009 before the Sub-Registrar of Assurances, Borivali- 4.

3) Property Card Issued by City Survey Officer, Borivali, Mumbai dated 3rd May, 2019, Mutation Entry No. 733.

4) Search Report for 30 years from year 1994 till year 2023.

2/- On perusal of the above mentioned documents and all other relevant documents relating to **title of land aggregating to 995.4 sq. meters of the aforesaid property more particularly described in SCHEDULE- I OF THE PROPERTY- 'A' And SCHEDULE- II OF THE PROPERTY- 'B'** I am of the opinion that the title of M/s. B. B. Enterprises is clear, marketable and without any encumbrances.

Owner of Land

(1)M/s. B. B. Enterprises- CTS No. 761, 761/1 & 2

(2)M/s. B. B. Enterprises- CTS No. 760

(3)Qualifying Comment/ Remark- Nill

3/- The report reflecting the flow of the title of the M/s. B. B. Enterprises on the said land is enclosed herewith as annexure.

Encl : Annexure

Yours truly,



**Mr. Rajesh S. Thakur
For Swamini & Co.
Advocates**

Date: - 04/12/2023