



P. Hari

B. Com., (HONS), L.L.B. PGD-HRD., BM., IMP-EX
ADVOCATE, HIGH COURT

"LEGAL POINT"
- Enduring Legal Expertise -

FORMAT - A

To,
MahaRERA.

LEGAL TITLE REPORT

Sub : Title Clearance Certificate in respect of land or ground bearing **Final Plot No. 681 [Original Plot No. 413], [T.P.S. III of Borivali] Survey No. 13, Hissa No. 9**, admeasuring 1,229.50 sq. mtrs., of Revenue Village – Shimpoli/Borivali, Taluka – Borivali, Mumbai Suburban District, now falling within the local limits of R/North/South Ward of Municipal Corporation of Greater Mumbai and forming part of Town Planning Scheme – III of Borivali.

=====

I have investigated the title of the abovesaid properties on the request of Geetaspans Realtors Private Limited, in respect of landed property which is described hereunder, based on the following documents:-

1) **Description of property:-**

Land or ground bearing **Final Plot No. 681 [Original Plot No. 413], [T.P.S. III of Borivali] Survey No. 13, Hissa No. 9**, admeasuring 1,229.50 sq. mtrs., of Revenue Village – Shimpoli/Borivali, Taluka – Borivali, Mumbai Suburban District, now falling within the local limits of R/North/South Ward of Municipal Corporation of Greater Mumbai and forming part of Town Planning Scheme – III of Borivali.

2) **The document pertaining to the title of the abovesaid property:-**

- i) Duly registered Deed of Conveyance dated 2nd September 2014 [Regn. No. BRL-1-8179-2014 dated 05th September 2014] made and executed by the said Shri. Rajendra Mukund Mali, as the Vendor of the First Part, (1) Shri. Kanayalal Kalooji Jain & (2) Shri. Narain Tulsidas Kanal, as the First Confirming Parties of the Second Part, (1) Shri. Parshuram Ramchandra Shinde & (2) Shri.

Chintaman Bhaskar Mali, as the Second Confirming Parties of the Third Part, (1) Smt. Kantidevi Jagdishnarain Agarwal, (2) Smt. Beena Naresh Gupta, (3) Shri. Praful Jagdishnarain Agarwal, as the Third Confirming Parties, of the Fourth Part, Smt. Barkibai & 8 Others, as the Fourth Confirming Parties, of the Fifth Part, Parshuram & 6 Others, as the Fifth Confirming Parties, of the Sixth Part and (1) Shri. Amrishchandra Jagdishnarain Agarwal, (2) Shri. Ashok Jagdishnarain Agarwal & (3) Shri. Ajay Jagdishnarain Agarwal, as the Purchasers of the Seventh Part, the said Entire Plots came to be conveyed in favour of the said (1) Shri. Amrishchandra Jagdishnarain Agarwal, (2) Shri. Ashok Jagdishnarain Agarwal & (3) Shri. Ajay Jagdishnarain Agarwal, at and on the terms and conditions and for considerations, which are more particularly described in the said Deed of Conveyance dated 2nd September 2014.

- ii) Duly registered Deed of Conveyance dated 26th March 2021 [Regn. No. BRL-6-6338-2021] (1) Shri. Amrishchandra Jagdishnarain Agarwal, (2) Shri. Ashok Jagdishnarain Agarwal [since deceased through his legal heirs and representatives] (2)(a) Smt. Smita Ashok Agarwal, (2)(b) Smt. Pooja Shaikh [Nee. Pooja Ashok Agarwal] & (2)(c) Smt. Salooni Pandey [Nee. Salooni Ashok Agarwal] & (3) Shri. Ajay Jagdishnarain Agarwal in favour of the abovesaid Geetaspan's Realtors Pvt. Ltd.

3) Mutation Entry No. 1585 dated 08th September 2023.

4) Property Card.





P. Hari

B. Com., (HONS), L.L.B. PGD-HRD., BM., IMP-EX
ADVOCATE, HIGH COURT

"LEGAL POINT"
- Enduring Legal Expertise -

-3-

- 5) Search Report dated 21st September 2022, from 1st January 1993 to 31st December 2022.
- 6) Report of Title issued by Adv. P. Hari dated 11th January 2024.

On the perusal of the abovementioned documents and all other relevant documents relating to the title of the abovesaid properties, I am of the opinion that the title in respect of the abovesaid properties, is clear and marketable and without any encumbrances.

Owner of the Property Card:-

Geetaspan Realtors Private Limited.

Mumbai,

11th January 2024.

Encl.:-

- 1) Copy of Title Certificate dated 11th January 2024
- 2) Property Card
- 3) Search Report

P. Hari
P. HARI
ADV. HIGH COURT
G/2-A, Komal Tower,
Bhayandar (W),
Pin. - 401 101.



P. Hari

B. Com., (HONS), LL.B. PGD-HRD., BM., IMP-EX
ADVOCATE, HIGH COURT

"LEGAL POINT"

- Enduring Legal Expertise -

FLOW OF THE TITLE OF THE SAID LAND

- 1) Property Card as on the date of application for registration.
- 2) Search Report dated 21st September 2022, from 1st January 1993 to 31st December 2022.

Mumbai,
11th January 2024.

P. Hari
P. HARI
ADV. HIGH COURT
G/2-A, Komal Tower,
Bhayandar (W),
Pin. - 401 101.