

SAMIR K. VAIDYA

B.Com., LL.B.

Off. Cont. : 022 2163 5632

98199 09628

Mob.: 98205 65632

ADVOCATE (HIGH COURT)

Akanksha, 2nd Floor, Sane Guruji Nagar, 90 Feet Road, Mulund (E), Mumbai - 400 081.

Email : adv_skvaidya@yahoo.co.in

FORMAT-A

(Circular No.28/2021)

To

MahaRERA

BKC, Housefin Bhavan, near RBI,

E Block, Bandra Kurla Complex,

Bandra East, Mumbai, Maharashtra

400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All that piece or parcel of land, ground, hereditaments and premises admeasuring 908 square meters (inclusive of road set back 57.50 square meters) bearing land Survey No. 142, Plot No. C, Nos. 1 and 4, CTS No. 580B of Village Nahur, Taluka Kurla, Mumbai Suburban District together with Building Tapasya standing thereon. (hereinafter the said Plot together with Building standing thereon are collectively referred as "the said Property").

I have investigated the title of the said Property at the request of the **M/S Guinea Global Next LLP** a registered firm under the Limited Liability Partnership Act, 2008, having its Office at A-21, Ranjit Society, Sarojni Naidu Road, Opp. Tambe Nagar, Mulund (West), Mumbai 400 080 (hereinafter called "the said Developer"), represented through its partners Shyam Jangam on basis of following documents i.e.: -

- 1) Description of the property.



SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

Akanksha, 2nd Floor, Sane Guruji Nagar, 90 Feet Road, Mulund (E), Mumbai - 400 081.

Email : adv_skvaidya@yahoo.co.in

Off. Cont. : 022 2163 5632

98199 09628

Mob.: 98205 65632

- 2) The documents of Conveyance of plot.
- 3) Property card issued by City Survey, incorporating name of the Society
- 4) Development Agreement
- 5) Special Power of Attorney
- 6) Search report for more than 31 years upto June 2022

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of **M/S Guinea Global Next LLP**, is the Developer and they are entitled to develop the said Plot and the title of the said Plot is clear, marketable and without any encumbrances.

OWNER AND DEVELOPER OF THE LAND:

OWNER: SANGAT SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/4575/75

DEVELOPER: M/S Guinea Global Next LLP

PLOT DETAILS: All that piece or parcel of land, ground, hereditaments and premises admeasuring 908 square meters (inclusive of road set back 57.50 square meters) bearing land Survey No. 142, Plot No. C, Nos. 1 and 4, CTS No. 580B of Village Nahur, Taluka Kurla, Mumbai Suburban District together with Building Tapasya standing thereon.



SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

Off. Cont. : 022 2163 5632

98199 09628

Mob.: 98205 65632

Akanksha, 2nd Floor, Sane Guruji Nagar, 90 Feet Road, Mulund (E), Mumbai - 400 081.

Email : adv_skvaidya@yahoo.co.in

The report reflecting the flow of the title of **SANGAT SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED**, as the Owner and **M/S Guinea Global Next LLP** as the Developer of the said plot is enclosed herewith;

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 09/06/2022

SAMIR K. VAIDYA,
B. Com, LL. B.,
ADVOCATE HIGH COURT
Akanksha Sane Guruji Nagar,
V. B. Phadke Road,
Mulund (E), Mumbai - 400 081



(SAMIR K. VAIDYA).

Advocate

SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

Akanksha, 2nd Floor, Sane Guruji Nagar, 90 Feet Road, Mulund (E), Mumbai - 400 081.

Email : adv_skvaidya@yahoo.co.in

Off. Cont. : 022 2163 5632

98199 09628

Mob.: 98205 65632

FORMAT - A

(Circular No:- 28/ 2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Indenture dated 14th May, 1982 executed between (1) Shri Narayan Dinkar alias Bandupant Patkar & others referred therein as the "Vendors", M/s. Sharayu Builders referred therein as "the Confirming Party" and Sangat Sadan Co-op. Housing Society Ltd., referred therein as the "Purchaser", registered in the office of the Sub Registrar of Assurance at Mumbai, under Sr. No. BOM/S/1397/1982 on 14/05/1982.
- 2) Incorporation of Society's name in the Property Register card on 10-11-1982.
- 3) Development agreement dated 30th September 2020 between the Owner/Society, members and the Developer with registration "Serial no. KRL-4/8080/2020".
- 4) General Power of Attorney dated 30th September 2020, by the Owner/Society in favour of the Developers with registration "Serial No. KRL-4/8081/2020".
- 5) Search report for 31 years from 1992 to 2022. (till June 2022)

Date:09/06/2022


(SAMIR K. VAIDYA)

SAMIR K. VAIDYA,
B. Com; LL. B.,
ADVOCATE HIGH COURT
Akanksha Sane Guruji Nagar,
V. B. Phadke Road,
Mulund (E); Mumbai - 400 081

Advocate