

MAHENDRA C. JAIN

ADVOCATE & SOLICITOR

Tharani Mansion, 1st Floor, M.A. Road,
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FORMAT A
(CIRCULAR NO 28/2021)

LEGAL TITLE REPORT

To,
MAHARERA
6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block, Bandra Kurla Complex
Bandra(E), Mumbai – 400 051

Sub: Title Clearance Certificate with respect to plot of land situated at CTS No.380, 380(1 to 96) at Village Mogra, Taluka Andheri, Andheri (East), Mumbai 400 093 in Mumbai Suburban District. (Hereinafter referred as the said plot "Kantilal Compound, at Pumphouse, Vijay Raut Marg (Jijamata Marg), Andheri(East), Mumbai".

I have investigated the title of the said plot on the request of M/s Sardar Realty and following documents i.e.

1) Description of the property: C.T.S. No. 380, 380(1 to 96) – Total property admeasuring about 2970.9 sq.Mtrs. (a+b+c)

- | | |
|---------------------------------------|--|
| (a) C.T.S. No. 380, 380(1 to 12) | - Property admeasuring about 323.3 Sq. Mtrs. |
| (b) C.T.S. No. 380, 380(13 to 70) | - Property admeasuring 1885.2 Sq.Mtrs. |
| (c) C.T.S. No. 380(pt), 380(71 to 96) | - Property admeasuring about 762.4 Sq. Mtrs. |

2) The documents of allotment of plot:

- (a) For C.T.S. No. 380(1 to 12) – Development Rights and Confirmation Deed duly registered under Serial No. BDR-4/5479 of 2008, dated 08/03/2008 along with Power of Attonery duly registered under Serial No.BDR-17/12680 of 2019, dated 13/09/2019 between surviving legal heirs of Late Ferai Rameshwar Yadav i.e. (a)



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Ramdhani Sharju Prasad Yadav and 1 (b) Ramrathi Sharju Prasad Yadav, 2(a) Kalavati Bhansu Prasad Yadav, 2(b) Phoolchand Bhansu Yadav, 2 (c) Bahadur Bhansu Yadav and 2 (d) Vijay Bhansu Yadav, 3(a) Keshula Devi Hanshu Yadav, 3 (b) Avdesh Kumar Hanshu Yadav and 3 (c) Vijay Kumar Hanshu Yadav **and** M/s. Sardar Realty.

(b) For C.T.S. No. 380, 380(13 to 70) - Development Agreement duly registered under Serial No.BDR-9/9268 of 2006 along with Power of Attorney duly registered Serial No. BDR-9/9269 of 2006 **between** M/s Maredia Associates Constructions Pvt. Ltd. **and** M/s. Sardar Realty.

(c) For C.T.S. No. 380(pt), 380(71 to 96) – Development Rights Agreements was duly registered under Serial No.BDR9/8647 of 2006, dated 17/09/2006 along with Power of Attorney duly registered under Serial No. BDR-9/8654 of 2006 **between** surviving legal heirs of Late Shri Ramchandra Dhondurane i.e. Smt. Anjana Shridhar Rane and Shri Ravindra Shridhar Rane & Shri Jagdish Shridhar Rane **and** M/s. Sardar Realty.

3) Property card issued by City Survey Office-Andheri, Mumbai dated 3-Dec-2021 for CTS No.380, 380(1 to 96),

4) Search Report dated 16-Dec-2021 issued by carrying out searches for last 40 years i.e. from 1982 till 2021 (both year inclusive) taken from Sub-Registrar Office through Mr.Chandrakant Shinde – Search Clerk, Mumbai and Rs.1,000/- has been paid by Mr.Chandrakant Shinde in the office of Sub-Registrar-Andheri No.1 on 16-Dec-2021 as 'Search Fees'.

In the search there are no adverse entry regarding the abovesaid property except entry of the abovementioned transaction found.



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On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s Sardar Realty having CTS No.380, 380(1 to 96) at Village Mogara, Taluka Andheri, Mumbai is clear, marketable and without any encumbrances.

Owners of the land

- (a) C.T.S. No. 380(1 to 12) - (a) Shri Ramdhani Sharju Prasad Yadav and 1, (b) Shri Ramrathi Sharju Prasad Yadav, 2(a) Shri Phoolchand Bhansu Yadav, 2(b) Shri Bahadur Bhansu Yadav and 2(d) Shri Vijay Bhansu Yadav, 3(a) Shri Avdesh Kumar Hanshu Yadav and 3(b) Shri Vijay Kumar Hanshu Yadav
- (b) C.T.S. No. 380, 380(13 to 70) - M/s Maredia Associates Constructions Pvt. Ltd.
- (c) C.T.S. No. 380(pt), 380(71 to 96) - Smt. Anjana Shridhar Rane and two sons namely Shri Ravindra Shridhar Rane and Shri Jagdish Shridhar Rane

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

Encl : Annexure

1. Property Card of Property bearing CTS NO. 380, 380(1 to 96), Village Mogra
2. Search Report for last 30 years
3. Development Rights Index II Copies

Date : 21-05-2022

Place : Mumbai



Advocate & Solicitor

(Stamp)

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) Copy of Property Card as on 03-Dec-2021 issued by City Survey Office - Andheri, Mumbai for CTS No.380, 380(1 to 96) at Village Mogra, Taluka Andheri , Andheri (East), Mumbai 400 093 in Mumbai Suburban District. (Hereinafter referred as the said plot "Kantilal Compound, at Pumphouse, Vijay Raut Marg (Jijamata Marg), Andheri(East), Mumbai".
- 2) Copy of Search Report dated 16-Dec-2021 for 40 years from 1982 to 22021 taken from Sub-Registrar office at Andheri No.1 for CTS No.380, 380(1 to 96) at Village Mogra, Taluka Andheri , Andheri (East), Mumbai 400 093 in Mumbai Suburban District. (Hereinafter referred as the said plot "Kantilal Compound, at Pumphouse, Vijay Raut Marg (Jijamata Marg), Andheri(East), Mumbai".
- 3) Any other relevant title.
- 4) Litigations if any : none

Date : 21-05-2022

Place : Mumbai

 **Advocate & Solicitor**
(Stamp)