



Date:- 28/04/2022

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TO,

Maha RERA

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to the plot No. CTS / C.S. 195/A/2, Tika No. 08, admeasuring 598 sq. yards, situated on Kolbad Road, Thane - 400 601 (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of (Cosmos Co Operative Hsg Society-owner/ M/s. R. K. Enterprises- Developer) and following documents i.e' :-

1) Description of the property:-

ALL THOSE PIECES AND PARCELS of land bearing. together with a building comprising of ground plus three upper floors known as "**COSMOS**" of the Cosmos Co-operative Housing Society Ltd, standing thereon situate, lying and being at **Tika No. 8 C. S. No. 195/A/2** admeasuring approximately about **500 square meter** situated at Village KOLBAD, Tal & Dist. Thane - 400 602, within the limits of Thane Municipal Corporation and bounded as follows :-

On or towards East	: Jagmata Devi Temple
On or towards West	: Vaibhav Society
On or towards North	: Road
On or towards South	: Jagmata Society

2) The documents of allotment of plot.

Property Card Extract in respect of land bearing C. S. No.110/A/5 [360A], Tika No.12, hereinafter referred to as the said property.

N. A. Fees paid to the Government vide Receipt No.0392220 in respect of the said property.

Indenture of Conveyance dt.08.06.1984 between Mr. Arthur Michael Murzello [Vendor] and Cosmos Co-operative Housing Society Limited, through it's Chairman and Secretary Mr. N. K. Chakraborty and Mr. J. B. Purusha respectively, duly registered at Serial No. 1241 on 28.09.1984 in the office of the Sub-Registrar, Thane.

True Copy of the Index II Register dt.15.07.1986 given by the Sub Registrar, Thane, in respect of the said property.

- 3) 7/12 Extract in respect of land bearing Survey No. 360A, of Village Panchpakhadi, Thane.
- 4) Search Report dt.28.04.2021 given by Mr. Sachin V. Patil, Search Clerk, in respect of the said Society.

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 Cosmos Co Operative Housing Society is clear, marketable and without any encumbrances

The Title Certificate and search Report reflecting the flow of the title of the on the said land is enclosed herewith as annexure.

R.S. Rajwade

Rani S Rajwade

Advocate

Encl : Annexure.



FLOW OF THE TITLE OF THE SAID LAND

- 1] 7/12 Extract in respect of land bearing Survey No. 360A, of Village Panchpakhadi, Thane.
- 2] Property Card Extract in respect of land bearing C. S. No.110/A/5 [360A], Tika No.12, hereinafter referred to as the said property.
- 3] N. A. Fees paid to the Government vide Receipt No.0392220 in respect of the said property.
- 4] Certificate of Registration bearing No. T.N.A./H.S.G. /1579/1983 dated 09.09.1983 issued by the Sub-Registrar, Co-operative Societies, Thane, to the Cosmos Co-operative Housing Society Limited, Thane, hereinafter referred to as the said Society.
- 5] Indenture of Conveyance dt.08.06.1984 between Mr. Arthur Michael Murzello [Vendor] and Cosmos Co-operative Housing Society Limited, through it's Chairman and Secretary Mr. N. K. Chakraborty and Mr. J. B. Purusha respectively, duly registered at Serial No. 1241 on 28.09.1984 in the office of the Sub-Registrar, Thane.
- 6] True Copy of the Index II Register dt.15.07.1986 given by the Sub Registrar, Thane, in respect of the said property.
- 7] Search Report dt. 28.04.2021 given by Mr. Sachin V. Patil, Search Clerk, in respect of the said Society.
- 8] Title Certificate issued by Adv C. S. Haldankar in respect of the said Land/ society.

Date:- 28/04/2022

R.S. Rajwade
Advocate