

Sushil Kumar Pal

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FORMAT- A

(Circular No. :- 28/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Building No.24, Standing on land bearing Survey No. 113 (Pt.) & CTS No.356 (Pt.) Village Hariyali, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla Situated at Kannamwar Nagar-1, Vikhroli (East), Mumbai - 400 083. (hereinafter referred as the said "Property").

I have investigated the title of the said plot on the request of **KANNAMWAR NAGAR-1 VRUNDAVAN CO-OPERATIVE HOUSING SOCIETY LTD.,** on the basis of following documents i.e. :-

- 1) The documents of land, Lease Deed & Sale Deed.
- 2) e-Property card obtained Online.
- 3) Search report for 30 years from 1993 till 2022.

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 **KANNAMWAR NAGAR-1 VRUNDAVAN CO-OPERATIVE HOUSING SOCIETY LTD.,** is clear, marketable and without any encumbrances.

Owners of the land

- (1) **KANNAMWAR NAGAR-1 VRUNDAVAN CO-OPERATIVE HOUSING SOCIETY LTD.,** CTS No. 356 (Pt.)
- (2) The Land Owner of the above referred Property had granted development right to the M/s. Matrix Constructions under Development agreement dated 24.05.2022 and same has been lodged and registered under serial No.KRL-1/9581/2022.

The report reflecting the flow of the title of the **KANNAMWAR NAGAR-1 VRUNDAVAN CO-OPERATIVE HOUSING SOCIETY LTD.** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 04.08.2022



[Signature]

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) e-Property Card as on date of application for registration.
- 2) Search report for 30 years from office 1993 taken from Sub-Registrar Mumbai and Mumbai Suburban through Mr. Rakesh Kubal.
- 3) Any other relevant title :-
 - a. Index II of Development Agreement dated 24.05.2022
 - b. Lease Deed dated 19.04.2022
 - c. Sale Deed dated 19.04.2022
- 4) Litigations if any-None.

Date: 04.08.2022



A handwritten signature in blue ink, consisting of stylized, overlapping loops and lines.