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Mon. To Fri.: 10.30 am To 6.00 pm
Sat.: 10.30 am to To 3.00 pm

Mandar V. Koparkar

B.Com., LL.B.

Advocate, High Court (Mumbai)

Res.: 402, Shraddha Darshan,
Opp. M.H.B. Colony,
Police, Station, Link Road,
Borivali (W), Mumbai -91

FORMAT A
(CIRCULAR NO:28 / 2021)

To,

MAHARERA,

BKC, Housefin Bhavan, Near RBI,
E Block, Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051.

Sub.: Title certificate with respect to all that piece and parcel of land admeasuring 1780.20 Sq. Mtrs. bearing F.P. No. 370 (now), previously known to be FP No. 403 of Town Planning Scheme (TPS) -III of Borivali (W) situate at village Eksar, Taluka Borivali, Ram Mandir Road, Borivali (West), Mumbai 400 091, within the Registration District and Sub-District Mumbai Suburban along with the constructed building on the said land i.e. Komal Kounteya Co-Operative Housing Society Limited comprising of 41 residential flats situated in the building (hereinafter referred to as 'the said property').

1. I have investigated the title of the said plot on the request of **M/S. RANDER BANDU CORPORATION LLP** and following documents i.e.:-

- Description of the property.
- The documents related to the conveyance of plot.
- Property card pertaining to the Plot of land bearing F.P. No. 370 (now), previously known to be FP No. 403 of Town Planning Scheme (TPS) -III of Borivali (West), at village Eksar, Taluka Borivali, Mumbai - 400 091.
- D. P. Remark issued by Municipal Corporation of Greater Mumbai.
- Occupation Certificate issued by Municipal Corporation of Greater Bombay.
- Commencement Certificate issued by Municipal Corporation of Greater Bombay.
- Assessment Bill issued by Brihanmumbai Mahanagar Palika.
- The documents related to the Re-Development of the building and it's property.

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- Search report for 50 years from 1973 till 2022.
- 2. On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that the title of KOMAL KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED is clear, marketable and without any encumbrances. And that the Re-Development rights are given to **M/S. RANDER BANDU CORPORATION LLP** vide Re-Development Agreement dated 31/03/2022 for the redevelopment of the said building and it's property.

Owners of the land:-

KOMAL KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED

– Land bearing F.P. No. 370 (now), previously known to be FP No. 403 of Town Planning Scheme (TPS) –III of Borivali (West), at village Eksar, Taluka Borivali, Mumbai - 400 091.

- 3. The report reflecting the flow of the title of the KOMAL KOUNTEYA Co-OPERATIVE HOUSING SOCIETY LIMITED on the said plot is enclosed herewith as annexure.

Encl. : Annexure

Dated this 22nd day of December, 2022.



MANDAR V. KOPARKAR

ADVOCATE

License No. MAH/1720/1998

Mr. Mandar V. Koparkar

Advocate,

**402, Shradha Darshan,
Opp. MHB Colony Police Station,
Link Road, Borivali (W), Mumbai-91.**

FORMAT A
(CIRCULAR NO: 28 / 2021)
FLOW OF THE TITLE OF THE SAID PLOT

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Property card pertaining to the Plot of land bearing F.P. No. 370 (now), previously known to be FP No. 403 of Town Planning Scheme (TPS) –III of Borivali (West), at village Eksar, Taluka Borivali, Mumbai - 400 091.
- 3) D. P. Remark issued by Municipal Corporation of Greater Mumbai.
- 4) Occupation Certificate issued by Municipal Corporation of Greater Bombay
- 5) Commencement Certificate issued by Municipal Corporation of Greater Bombay.
- 6) Assessment Bill issued by Brihanmumbai Mahanagar Palika
- 7) Search report for 50 years from the Year 1973 to 2022, Taken from Sub-Registrar's offices at Mumbai (Old Custom House), Bandra, Goregaon, and Borivali Sub-Registrar's Office.
- 8) No Litigation for the said Plot.

Dated this 22nd day of December, 2022.



MANDAR V. KOPARKAR

ADVOCATE

License No. MAH/1720/1998

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Advocate,
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