

A. C.KATVI

B.A. (Spl), LL.B.,
Advocate High Court

Res. /off.
Mahi Bungalow, Plot No. 22/212,
RSC-50, Sector No. 5, Opp. 544
Swastik Society, Charkop,
Kandivali (W), Mumbai – 400 067.

Ref. No.

FORMAT – A
(Circular No.:- 28 / 2021)

To,
Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot bearing CTS No. 2113/B/1, 2114A, 2151 (Pt.) of Village Eksar, Yogi Nagar Road, Borivali (W), Mumbai 400091., District – Mumbai Suburban (hereinafter referred as **"the said Plot / Property / Land"**).

Sir,

1) I have investigated the title of the said plot on the request of M/s. SHREE RAM KRUSHNA DEVELOPERS (~~Owner / Promoter / Developer / Company~~) and following documents *i.e.*:

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7 / 12 extract or ~~Property Card~~ issued by Maha Bhumi Abhilekh Officer, Borivali, online dated 03/08/2021, Mutation entry No. **5653**, Dated: 03/08/2021.
- 4) Search report for 30 years from year 1993 till 2022.

2) 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 (following ~~Owner / Promoter / Developer / Company~~) is clear, marketable and without any encumbrances.

OWNERS OF THE LAND:

M/s. Borivali Raj Laxmi Co-op. Hsg. Soc. Ltd.,
CTS No.2113/B/1, 2114/A, 2151(Pt.), Village – Poisar

3) 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: 28TH JUNE, 2022.


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Tel.: 98922 96005.

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.: ____

- 1) 7/12 extract-~~P.R. Card~~ as on date of application for registration.
- 2) Mutation Entry No. **5653**, Dt. 03/08/2021.
- 3) Search report for 30 years from Year 1993 to 2022, Taken from Sub-Registrar's offices at – (i) Bandra SRO (ii) Borivali SRO, (3) Mumabi SRO and (4) Goregaon SRO.
- 4) No Litigation for the said Plot.

Date: 28TH JUNE, 2022.


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