

SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

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Akanksha, 2nd Floor, Sane Guruji Nagar, 90 Feet Road, Mulund (E), Mumbai - 400 081.

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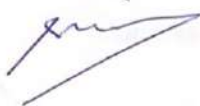
To
MahaRERA
BKC, Housefin Bhavan, near RBI,
E Block, Bandra Kurla Complex,
Bandra East, Mumbai, Maharashtra
400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel land or ground admeasuring 1276.6 sq.mtrs. or thereabouts as per Deed of Conveyance dated 7th December 2012 bearing Survey No. 137, Hissa No. 4 (Part), now bearing CTS No. 855 B/1 (admeasuring 1172.75 sq. mtrs. as per P.R. Card) , 855 B/2, (admeasuring 126.50 sq. mtrs as per P.R. Card) of Village- Mulund (East), Taluka-Kurla, , Registration District of Mumbai Suburban, together with Building of Bimal CHS; Ltd; standing thereon within the limits of 'T' Ward of Greater Mumbai Municipal Corporation situated at Chafekar Bandhu Marg, Mulund (East), Mumbai-400 081 ,bounded as follows that is to say :

On or towards the South by	: CTS No.855/1 Hari Apts,
On or towards the North by	: CTS No.857 Visakha Apts
On or towards the East by	: 44 ft DP Road
On or towards the West by	: Chafekar Bandhu Marg

(hereinafter the said Plot together with Building standing thereon are collectively referred as "the said Property").

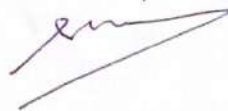


I have investigated the title of the said Property on the request of the BIMAL APARTMENTS CO-OPERATIVE HOUSING SOCIETY LIMITED (Registration No. BOM/WT/HSG/TC/2752 /87-88) AND RITE BUILDERS AND DEVELOPERS on basis of following documents i.e.: -

- 1) Description of the property.
- 2) The documents of Conveyance of plot.
- 3) Property card issued by City Survey, incorporating name of the Society
- 4) Development Agreement
- 5) Power of Attorney
- 6) Search report for more than 30 years upto November 2020

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of M/s RITE BUILDERS AND DEVELOPERS, are the Developer and they are entitled to develop the said Plot admeasuring 1276.6 sq.mtrs. or thereabouts and the title of the said Plot is clear, marketable and without any encumbrances.

Owner and Developer of the land:



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**OWNER: BIMAL APARTMENTS CO-OPERATIVE
HOUSING SOCIETY LIMITED**

DEVELOPER: M/s RITE BUILDERS AND DEVELOPERS,

PLOT DETAILS: ALL THAT piece and parcel land or ground bearing Survey No. 137, Hissa No. 4 (Part), now bearing CTS No. 855 B/1, 855 B/2, admeasuring 1276.6 sq.mtrs. or thereabouts as per Deed of Conveyance dated 7th December 2012 of Village- Mulund (East), Taluka-Kurla, , Registration District of Mumbai Suburban, together with Building of Bimal CHS; Ltd; standing thereon within the limits of 'T' Ward of Greater Mumbai Municipal Corporation situated at Chafekar Bandhu Marg, Mulund (East), Mumbai-400 081.

The report reflecting the flow of the title of BIMAL APARTMENTS CO-OPERATIVE HOUSING SOCIETY LIMITED as the Owner and M/s RITE BUILDERS AND DEVELOPERS, as the Developer of the said plot is enclosed herewith as annexure.

Encl: Annexure.


(SAMIR K. VAIDYA).

Advocate

Date: 13th July 2022

SAMIR K. VAIDYA,
B. Com; LL. B.,
ADVOCATE HIGH COURT
Akanksha Sane Guruji Nagar,
V. B. Phedke Road,
Mulund (E), Mumbai - 400 081

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FORMAT – A

(Circular No:- 28/ 2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Deed of Conveyance dated 7th December 2012, with registration document Serial No. KRL-4/9812/2012.
- 2) Development agreement dated 09th April 2019 with registration Serial no. KRL-1/4444/2019,.
- 3) Power of Attorney dated 09th April 2019, with registration Serial No. KRL-1/4449/2019.
- 4) Search report for 30 years from 1990 to 2020.

Date: 13/07/2022

(SAMIR K. VAIDYA)

Advocate

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