

B. R. YADAV

BLS. L.L.B.

ADVOCATE HIGH COURT

Shop No. 59, Dinesh Colony, Opp. BMC Garden, Near Ashirwad Hotel, Kurar Village,
Malad (East), Mumbai 400097.

TITLE REPORT

To,
**Maharashtra Real Estate
Authority (MahaRERA),**
Bandra West, Mumbai - 400051.

Sub: Title Report with respect to land Plot bearing Survey No. 139, Hissa No. 2, C.T.S. No. 6034, 6035, 6036, 6037, 6038, 6039 admeasuring about 507.80 Sq. Mtrs., of Village Kole-Kalyan H/E Ward, Church Road, Kalina, Santacruz (East), Mumbai: - 400 029, Taluka Andheri, in the Mumbai Suburban District ("**the said Property**").

- **A.** We have investigated the title of the said Property on the request and instructions of our client M/s. Sana Enterprises having its office at Shop No. G/1, Kalina Sangam CHS Ltd., Manipada, CST Road, Kalina, Santacruz (E), Mumbai- 400 098 on perusal of the following documents.

1. DESCRIPTION OF THE PROPERTY:

All that pieces and parcels of freehold non-agricultural land along with structure standing there upon lands bearing Survey No. 139, Hissa No. 2, C.T.S. No. 6034 to 6039, along with House No. 58 and a shed standing thereon, admeasuring 507.80 sq. meters or thereabout, being at Village-Kole Kalyan, Taluka- Andheri situated at Church Road, Kalina, Santacruz (East), Mumbai - 400 029, in the Registration District and Sub-District of Mumbai Suburban and bounded as follows that is to say (1) On or towards the East : Well Care Hospital CHS LTD, (2) On or towards the West: Ganga Govind Society CHS LTD, (3) On or towards the North :Municipal Road (Podar Jumbo Kids) and (4) On or towards the South :Suchitra Apt (Catherine Apt) (hereinafter referred to as "**the said Property**").

2. DOCUMENTS OF ALLOTMENT OF PLOT PERUSED:

For the purpose of this Report, our client M/s. Sana Enterprises have handed over to us the following documents (in original or

photocopies as has been stated below) and we have perused the same and relied upon the contents therein being true and correct.

- I. Copy of the Deed of Conveyance dated: 21st July, 2018, between the Smt. Joan Monteiro and Others "The Owners/Vendor" and Mr. Christopher Dais "The Conforming Party" and M/S. Sana Enterprises "The Purchasers" [registered at Andheri-I under Serial No. BDR1-9025-2018].
- II. Copy of an Irrevocable Power of Attorney dated: 19th July, 2018 of the Smt. Joan Monteiro, and Others "The Owners/Vendor" And Mr. Christopher Dais "The Conforming Party" and M/S. Sana Enterprises "The Power Attorney Holder" [registered at Andheri-I under Serial No. BDR1-9024-2018].
- III. Copy of an Agreement of Sale dated: 19th July, 2018 of the Smt. Joan Monteiro, and Others "The Owners/Vendor" And Mr. Christopher Dais "The Conforming Party" and M/S. Sana Enterprises "The Owner" [registered at Andheri-I under Serial No. BDR1-9023-2018].
- IV. Intimation of Disapproval (IOD) for bearing No. P-2724/20189/ (6034 And Other)/H/E Ward/KOLEKALYAN-H/E/ IOD/1/Amend.
- V. Copy of Property Register Card.
- VI. Search report by Mr. Chandrakant More dated: 26/06/2022.

3. REVENUE RECORDS/ PROPERTY REGISTER CARD:

The Property Register Card in respect of the said Land shown as Private land. However, the Property Register Card in respect of the said land shows the name of the M/s. Sana Enterprises as owners thereof.

4. SEARCHES and PUBLIC NOTICE:

- I. That necessary search in respect of the said Property is also taken by the Search Clerk, Chandraknat More and has submitted his Search Reports dated :26/06/2022 for searches caused for the

period from 1993 To 2022 in the office of the Sub-Registrar of Assurances at Mumbai and Bandra in respect of the said Property.

- II. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, we are of the opinion that, subject to what is stated hereinabove and relying upon the list of documents perused as aforementioned, the title of M/s. Sana Enterprises to the said Property as the Owner thereof appears to be clear, marketable and free from all encumbrances and M/s. Sana Enterprises are entitled to redevelop the said Property.
- III. Another report reflecting the flow of title of the said Property viz., Search Report dated: 26/06/2022 to the said Property is enclosed herewith as "**Annexure "A"**".

Encl: Search Report dated 26/06/2022,

Dated this 25th day of July, 2022.

Yours truly,



(Advocate Babulal Yadav)

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