

FORMAT – A
(Circular No.:- 28/2021)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land admeasuring about 590.2 Sq. Meters as per Conveyance and 444.40 sq. mtr. as per Property Card on land bearing Plot No. 02, Survey No. 43, Hissa No. 3 (pt.) corresponding C.T.S No. 85E of Village Akurli, Taluka, Borivali in the registration district of Mumbai Suburban situate at Chhittabhai Patel Road, Kandivali (East), Mumbai- 400101.

I have investigated the title of the land on the request of **Kandivali Suryawanshi Co-operative Housing Society Ltd.** and following documents i.e.:-

1) Description of the property: - land admeasuring about 590.2 Sq. Meters as per Conveyance and 444.40 sq. mtr. as per Property Card of land bearing Plot No. 02, Survey No. 43, Hissa No. 3 (pt.) corresponding C.T.S No. 85E of Village Akurli, Taluka, Borivali in the registration district of Mumbai Suburban situate at Chhittabhai Patel Road, Kandivali (East), Mumbai- 400101.

2) The documents of allotment of plot:- i) Conveyance dated 02nd May 1981 made between Dr. Vishnu Namdeorao Suryavanshi and Smt. Mangalabai wife of the said Dr. Vishnu Namdeorao Suryavanshi, therein Called the Vendor of the one part and **Kandivali Suryawanshi Co-operative Housing Society Ltd.** therein called Purchaser of Other part, the said vendor have conveyed, sold and transferred the schedule property to the Society.

ii) By Virtue of Development Agreement dated 27th May, 2022 executed amongst **Kandivali Suryawanshi Co-operative Housing Society Ltd.** as Society of the First part, **The Members** as Confirming Party of Second part and **M/s. SHREENATH REALITY LLP**, as The Developer of Third Part, duly registered under serial no. **BRL9-8908-2022** along with **Power of Attorney** dated **27.05.2022** duly registered under serial no. **BRL9-8911-2022** with Sub-registrar of Assurance Borivali.

3) Property card issued by City Survey Office Borivali, stand in name of **Kandivali Suryawanshi Co-operative Housing Society Ltd.** dated 27.08.2021, mutation entry no. 541, dated 27.08.2021.

4) Search report for 30 years from 1992 to 2022 [30 years], search taken at sub-registrar Office at Borivali and Bandra from 1992 to 2022 [30 years] and search in computer records of Sub-registrar office from 2002 to 2021 [17 years]

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 **Kandivali Suryawanshi Co-operative Housing Society Ltd.** is clear, marketable and without any encumbrances. The said Society, **Kandivali Suryawanshi Co-operative Housing Society Ltd.** is having ownership right of the Said Plot and **M/s. SHREENATH REALITY LLP**, is having Development right of the said plot by virtue of said Development Agreement dated 27th May, 2022 duly registered under serial no. **BRL9-8908-2022** with Sub-registrar of Assurance Borivali.

3. The report reflecting the flow of the title of the **Kandivali Suryawanshi Co-operative Housing Society Ltd.** on the said land is enclosed herewith as annexure.

Encl : Annexure.
Date: 10.04.2023


AJIT O. UPADHYAY
Advocate High Court,
B-4, 213, Rajashree Shopping Center
CHS Ltd., Opp. Railway Station,
Mira Road (East), Thane- 401107.

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) **Description of the property:-** land admeasuring about 590.2 Sq. Meters as per Conveyance and 444.40 sq. mtr. as per Property Card of land bearing Plot No. 02, Survey No. 43, Hissa No. 3 (pt.) corresponding C.T.S No. 85E of Village Akurli, Taluka, Borivali in the registration district of Mumbai Suburban situate at Chhittabhai Patel Road, Kandivali (East), Mumbai- 400101.

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4) **The documents of allotment of plot:-** i) Conveyance dated 02nd May 1981 made between Dr. Vishnu Namdeorao Suryavanshi and Smt. Mangalabai wife of the said Dr. Vishnu Namdeorao Suryavanshi, therein Called the Vendor of the one part and **Kandivali Suryawanshi Co-operative Housing Society Ltd.** therein called Purchaser of Other part, the said vendor have conveyed, sold and transferred the schedule property to the Society.

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5) Any other relevant title: Not Applicable.

6) Litigations if any: Not Applicable

Date: 10.04.2023



Ajit Upadhyay
(Advocate)

AJIT O. UPADHYAY
Advocate High Court,
B-4, 213, Rajashree Shopping Center
CHS Ltd., Opp. Railway Station,
Mira Road (East), Thane- 401107.