



Adv. Anil D'Souza LLB, MBA, MA
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FORMAT – A
(Circular No:- 28/ 2021)

To
The Maha RERA
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 Amenity plot No.9, RSC 16, A M -3 bearing CTS No./Survey No./Survey No. 19/327, MHADA Layout Gorai 1, Village Borivali, Borivali (W) Mumbai PIN 400092. (hereinafter referred as the said plot "19/327").

I have investigated the title of the said plot on the request of Teoama Infrastructure Pvt. Ltd. (Name of 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 Talathi dated 16/10/2020, mutation entry no. 145
 - 4) Search report for 30 years from 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. (If any encumbrances please mention in separate sheet)
- Owners of the land
- 1) CTS/C.S. No. 19/327 – Mr. Ravindra Sonoji Pilankar
 - 2) Qualifying comments/remarks if any

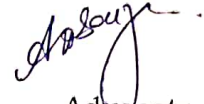
Adv. Anil D'Souza
Bombay High Court



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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.


Advocate
Anil D'souza

Date: 05th April 2022

Adv. Anil D'souza
Bombay High Court



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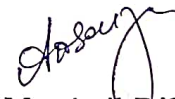
FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7 / 12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 145
- 3) Search report for 30 years from 1993 Taken from Sub-Registrar office at MUMBAI (OLD CUSTOM HOUSE), BANDRA, BORIVALI AND GOREGOAN.
- 4) Any other relevant title.
- 5) Litigations if any.

Date: 05th April 2022

Advocate


Mr. Anil D'Souza
Adv. Anil D'souza
Bombay High Court