

Pillai And Co.

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FORMAT – A
(Circular No. 28/2021)

To,
Maharashtra Real Estate Regulatory Authority
6th & 7th Flr, Housefin Bhavan,
Plot No. C-21, E Block,
BKC, Bandra East,
Mumbai – 400051

31st January, 2022

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot No. CTS/C.S. No.1135 situated at Village Eksar, Taluka Borivali, District M.S.D (hereinafter referred as the said Plot)

We have investigated the title of the said plot on the request of M/s. Kamla Homes & Lifestyles Pvt. Ltd. (the promoter/developer/company) and following documents i.e :

1. Description of the Property - C.T.S. No.1135 of Village Eksar in Taluka Borivali / District M.S.D (hereinafter referred as the said Plot)

SCHEDULE OF THE PROPERTY

(LAYOUT PROPERTY)

ALL THAT piece or parcel of Investigation of property being land bearing land bearing C.T.S. No. C.T.S. No.1135 admeasuring 469.30 sq. mtrs. of Village Eksar, Taluka Borivali in the Registration Sub District of Bandra District Bombay Suburban & now in Greater Mumbai forming part of the land or ground and registered in books of Collector of Land Revenue under non-agricultural in the Registration District & Sub District of Mumbai Suburban as follows:

C.T.S. No.1135

On or towards the North: Road
On or towards the South: CTS No.1134
On or towards the East: 9 mtr. Road
On or towards the West: CTS No.1136



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2. The documents of allotment of plot.
 - a) Deed of Conveyance dated 10/09/1987.
 - b) Development Agreement dated 08/08/2014 of Landmark Co-op Housing Society Ltd.
3. Property cards issued by city survey office Borivali dated 02/12/2019 (Available)
4. Search Report for 31 years from 1991 till 2022.
5. 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 M/s. Kamla Homes & Lifestyles Pvt. Ltd. (owner/the promoter/developer/company) is clear, marketable and without any encumbrances (if any encumbrances please mention in separate sheet).

Owners of the land

C.T.S. No. 1135

1. Landmark Co-Op. Housing Society Ltd. CTS No.1135
 2. Qualifying comments/remarks if any (Not required)
6. The report reflecting the flow of title of M/s. Kamla Homes & Lifestyles Pvt. Ltd. (owner/the promoter/developer/company) on the said land is enclosed herewith as annexure:

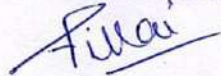
Encl: Annexure

- A. Title Certificate dated: 17/10/2019
- B. Legal Title Report dated: 31/01/2022

Dated :31st January, 2022

Place : Mumbai

For PILLAI AND CO.



SOLE PROPRIETOR
(ANILA PILLAI)
ADVOCATE

Advocate Code: High Court (OS) – I23745
From April - 1988

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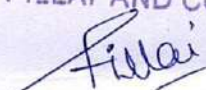
FLOW OF THE TITLE OF THE SAID LAND

1. Property Card as on date of application for registration/available
2. Mutation Entry No. _____ (Not applicable)
3. Search report for 31 years from 1991 to 2022 taken from Sub- Registrar' Office at
Mumbai, Bandra and Borivali
4. Any other relevant title (Not applicable)
5. Litigations if any. (Not applicable)

Dated : 31st January, 2022

Place : Mumbai

For PILLAI AND CO.


SOLE PROPRIETOR

(ANILA PILLAI)
ADVOCATE

Advocate Code: High Court (OS) – 123745
From April - 1988