

K.P.GALA & ASSOCIATES ADVOCATES

292, JAMNA BUILDING, 2nd Floor, Room No. 34, L.T. MARG, MUMBAI – 400 002.
Tel : 22004242/ 22001184.

Date: 06/12/2021

To
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to plot bearing CTS No. 252, of Village Vile Parle (West), situated at N.S. Road No.1, JVPD Scheme, Vile Parle (West), Mumbai 400 056. (hereinafter referred as the said plot”).

1/- I have investigated the title of the said plot on the request of Regent Associates and following documents i.e:-

1. Description of the property - Plot bearing CTS No. 252, of Village Vile Parle (West), situated at N.S. Road No.1, JVPD Scheme, Vile Parle (West), Mumbai 400 056.
2. The documents of allotment of plot.
3. Property card issued by City Survey Department dated 22-06-2020, mutation entry no. 1352 to 1355.
4. Search report from 1957 till 2020.

2/- On perusal of the above mentioned documents, affidavit of the partner of M/s. Regent Associates and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Regent Associates is clear, marketable and without any encumbrances.

Owners of the land bearing CTS No. 252, of Village Vile Parle (West)

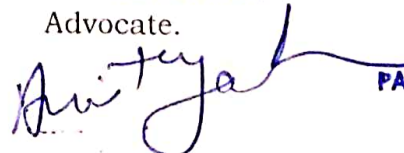
- 1) Holder - The Swastik Co-op Housing Society Ltd.
- 2) Lessee - Regent Associates.

3/- The title report reflecting the flow of the title of M/s. Regent Associates on the said land is enclosed herewith as Annexure - "A".

Encl : Annexure

For **K. P. GALA & ASSOCIATES**
ADVOCATES,

Advocate.

 **PARTNER**

K.P.GALA & ASSOCIATES ADVOCATES

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FORMAT –A (Circular No. /2021)

FLOW OF THE TITLE OF THE SAID LAND.

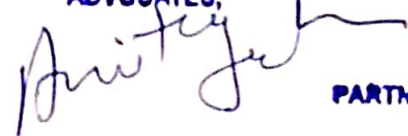
Sr.no.

- 1) Property card issued by City Survey Department dated 22-06-2020.
- 2) Mutation Entry No. 1352 to 1355.
- 3) Search report from 1957 taken from Sub- Registrar office at Bandra.
- 4) Litigations if any

Suit filed by/ against	Bearing No.	In respect of	Status	Type Of Case	Petition	Any Preventive/ Injunction/ Interim Order
Kiran Desai	RAD & E. Suit No. 186/240 OF 2011	Claiming Tenancy of one of the garage on the northern portion of the property.	Pending	Civil	Suit	No
Mrs. Sumitra Mahendrasingh Morya	R.A.E. Suit No.238 of 2017	Eviction Suit filed against tenant of Block No.8 of the Ground floor of the property	Pending	Civil	Suit	No

The above litigations do not pertain to the title or subject plot.

For K. P. GALA & ASSOCIATES
ADVOCATES,



PARTNER

Advocate
(Stamp)