



V.V. SHINDE

B.A. (Spl.), LL.B.

ADVOCATE HIGH COURT, BOMBAY

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Law Frame, Office No. B/5, Ground Floor, Prospect Chamber Annex, Pitha Street, Opp. Citi Bank, Fort, Mumbai - 400 001.

Ref. No. VVS/140/2022

Date : 17.01.2022

FORMAT -A
(CIRCULAR NO. 28/2021)
LEGAL TITLE REPORT

To
Maharashtra Real Estate Regulatory Authority
6th & 7th floor, Housefin Bhavan
Plot No. C-21, E -Block,
Bandra -Kurla Complex,
Bandra (E) Mumbai - 400 051

Sub: Title Clearance Certificate with respect to all that piece or parcel of leasehold land admeasuring about 1374.96 Sq. Mtrs. or thereabout Bearing City Survey No. 268/A/1 (pt) together with the building structures standing thereon, comprising the Ground + 3 floors, bearing Building No. 36 and situated at Siddharth Nagar, Goregaon (W), Mumbai-400104 in the Registration District of Mumbai (hereinafter referred as the said Plot).

I have investigated the title of the said plot on the request of **M/s. Sushanku Realty Private Limited., (Owner/Promoter)** and the following documents i.e.

1. Description of property :

Leasehold land admeasuring about 1374.96 Sq. Mtrs. or thereabout Bearing City Survey No. 268/A/1 (pt) together with the building structures standing thereon, comprising the Ground + 3 floors, bearing Building No. 36 and situated at Siddharth Nagar, Goregaon (W), Mumbai-400104.

2. The Documents of Allotment of Plot :

- i. Lease Deed dated 09.08.2011 executed between MHADA, the Lessor therein and Trupti Kutir Co-Operative Housing Society Ltd., the Lessee therein, that has been duly registered at Sr. No. BRL-6-6679-2011 on 09.08.2011 with sub-Registrar of Assurances at Borivali-6.
- ii. Sale Deed dated 09.08.2011 executed between MHADA, the Vendor therein and Trupti Kutir Co-Operative Housing Society Ltd., the Purchaser therein that has been duly registered at Sr. No. BRL-6-



6680-2011 on 09.08.2011 with sub-Registrar of Assurances at Borivali-6.

3. 7/12 Extract issued by Talathi of Village-Pahadi Goregaon MSD dated 1217, Mutation Entry No. 1217 & Concern property card dated 30.01.2019.

4. Search Report dated 14.01.2022 for 30 years from 1992 till 2022.

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.

Owners of the Land :

Trupti Kutir Co-Operative Housing Society Ltd., at leasehold land admeasuring about 1374.96 Sq. Mtrs. or thereabout Bearing City Survey No. 268/A/1 (pt) together with the building structures standing thereon, comprising the Ground + 3 floors, bearing Building No. 36 and situated at Siddharth Nagar, Goregaon (W), Mumbai-400104.

Qualifying Comment :

The title of **M/s. Sushanku Realty Private Limited., (Owner/Promoter)** is clear, marketable and without any encumbrances.

The report reflecting the flow of title of the **M/s. Sushanku Realty Private Limited., (Owner/Promoter)** on the said land is enclosed herewith as annexure.

Encl : Annexure

(1) 7/12 Extract

(2) Property Card.

Place : Mumbai

Date : 14.01.2022



(Mr. V.V.SHINDE)

Advocate High Court, Bombay

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FLOW OF THE TITLE OF THE SAID LAND

SR. NO.

- (1) Property Card dated 30.01.2019.
- (2) Mutation Entry No. 1217.
- (3) Search Report dated 14.01.2022 for 30 years from 1992 till 2022 taken from Sub-Registrar office at Mumbai (Old Custom House), Goregaon and Borivali No. 1 to 9.
- (4) Any other relevant title.- N.A.
- (5) Litigations if any.- N.A.

Place : Mumbai
Date : 14.01.2022


(Mr. V.V.SHINDE)
Advocate High Court, Bombay
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