

# Rajesh Sharma & Associate

## LAW FIRM

B.Com (B.M), LLB, LL.M, DPMIR  
(Advocate High Court)



FORMAT -A

(Circular No. 28/2021)

To

Maha RERA

### LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to CTS No. 284/A situated at Kanheri Village, Dattapada Road, Borivali (East) Mumbai - 400 066. Taluka Borivali Mumbai Suburban District (herein referred as the plot " ").

I have investigated the title of the said plot on the request of *M/S. INDO BUILD ENTERPRISE* and following documents i.e.:-

- 1) Description of the property.: MAHESH CO-OP. HSG. SOC. LTD., Maheshwari Bhuvan, Dattapada Road, Borivali East, Mumbai 400 066, Village Kanheri, Tal. Borivali, Mumbai Suburban, C.T.S. No. 284/A, Old S. No. 12 Part, Survey No. 13 Part, New Survey No. 57 Part - 1, adm. 1108.30 sq. mtrs
- 2) Registered Development Agreement *executed between MAHESH CO-OP. HSG. SOC. LTD and M/S. INDO BUILD ENTERPRISE*
- 3) 7/12 extract or property card issued by City Survey Office Borivali dated 25-09-2019 mutation entry no 284/24-10-1977
- 4) Search report for 30 years from 1991 till 2022

★ Legal Opinion	★ Registration	★ Stamp Duty	★ Valuation	★ Society Registration	★ Conveyance
★ Stamp Duty Refund	★ Adjudication	★ Documentation	★ Title Search	★ Online Registration	★ Notice of Intimation

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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 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) *MAHESH CO-OP. HSG. SOC. LTD* CTS . No. 284/A,  
Their name has been recorded in Property card as Holder.
- 2) 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

Date: 28/7/2022

(Stamp)



★ Legal Opinion	★ Registration	★ Stamp Duty	★ Valuation	★ Society Registration	★ Conveyance
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### FORMAT -A

(Circular No. :- 28 / 2021)

### FLOW OF THE TITLE OF THE SAID LAND.

#### Sr. No.

- 1) AS per P.R. Card
  - i) In the year 1971 Ramnath Kasturchand Daga and M/S. DGA COMMERCIAL CORPORATION PVT LTD was owner
  - ii) In the year 1977 title of the said Property has been transferred in favour of *MAHESH CO-OP. HSG. SOC. LTD*
  - iii) Since then they are in possession of the said property.
- 2) Mutation Entry No. 284/24-10-1977
- 3) Search report for 30 years from 1991 taken from Sub- Registrar' office at Borivali, Bandra, Old custom house
- 4) Property card
- 5) No Litigation Found in any court

Date: 28/7/2022

Advocate.

(Stamp)

