

A813A, Jaswanti allied Business Centre, Kanchpada.
Malad (W), Mumbai-400064.

To
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS-738/B1A(Part) out of C.Survey. No 273 hissa (1). situated at Malad East, Taluka Borivali Taluka/District Mumbai. (hereinafter referred as the said plot " ")

I have investigated the title of the said plot on the request o M/s Pragati Overseas Agency through its Proprietor Mr. Nimesh Kirti Kumar Shah and following documents i.e. :-

- 1) Charity Commissioner's order allowing the sale of the plot by F.E Dinsahw trust..
- 2) The agreement for sale cum deed of Conveyance.
- 3) 7/12 extract or property card issued by mutation entry no.665 dated 7/02/2016 of CTS office.
- 4) Search report for 30 years from 1991.till 2020 viz. entry no. 10357/2020.

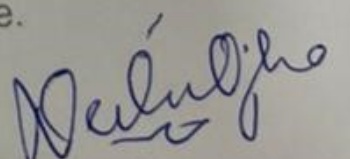
2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s Pragati Overseas agency(owner) is clear, marketable and without any encumbrances.

Owners of Land.

.M/s Pragati Overseas Agency through it's proprietor Nimesh Kirti Kumar Shah.- CTS NO. -738/B1A(Part) out of C.Survey. No 273 hissa (1). situated at Malad East, Taluka Borivali Taluka/District.

3/- The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl : Annexure.



Date- 07/06/2021.

NEETU S. OJHA
Advocate High Court
B-303, Silver Sands C.H.S.Ltd.,
Piramal Nagar, S. V. Road,
Goregaon (West), Mumbai - 400 064
Mob.:- 9967229999.

NEETU S. OJHA
ADVOCATE HIGH COURT

**A813A, Jaswanti allied Business Centre, Kanchpada.
Malad (W), Mumbai-400064.**

FORMAT – A

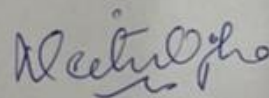
(Circular No.:- 28/2021)

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) Entry no. as per Search report, Borivali-6 (BDR-12)10357/2020
- 3) Search report for 30 years from 1991-2020 Taken from Sub-Registrar' office at Borivali Taluka. Mumbai District.

Date: 7th June 2021.



NEETU S. OJHA
Advocate High Court
B-303, S. V. Road, Piramal Nagar, S. V. Road,
Goregaon (West), Mumbai - 400 064
Mob.:- 9967229999