



FORMAT—A

(Circular No 28/2021)

To,

MahaRERA,

4th Floor, Housefin Bhavan, Plot No. C-21,

E-Block, Near Kamgar Bhavan, Behind RBI Building,

Bandra Kurla Complex, Bandra (East),

Mumbai-400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that pieces and parcels of land bearing C.T.S. Nos. 681, 681/1 to 681/22 (PT), area 15,414 Sqft situated at Village Mulund (West), Taluka Kurla, Dist. Mumbai Sub-urban. (Hereinafter for the sake of brevity referred to as "the said Property").

I have investigated the title of the said Property on the request of M/s SAI KAUSHAL BUILDCON, a partnership firm registered under the Indian Partnership Act having their office at Conwood Enclave, Vasant Vihar, Opp. Hanuman Mandir, Pokhran Road 2, Thane West -400 601, ("Owner"), and perused the following documents i.e.:

1. **Description of the said Property:** All that pieces and parcels of land bearing C.T.S. Nos. 681, 681/1 to 681/22 (PT), area 15,414 Sqft situated at Village Mulund (West), Taluka Kurla, Dist. Mumbai Sub-urban. (Hereinafter for the sake of brevity referred to as "the said Property").
2. **The documents of allotment of the said Property:**
 - a. Copy of Deed of Conveyance dated 06th May of 2013 executed by and between Shri Dr RajendraSingh TejendraSingh Kaushal and Shri BhupendraSingh TejendraSingh Kaushal and the Owner M/s Sai Kaushal Buildcon and registered

Email Id : benchmarkassociates@outlook.com

Office : 7b, 3rd Floor, Sailors Building, 373 Dr D N Road, Fort, Mumbai - 400001

Office : 1st Floor, Snehbandh Co-op Hsg., Opp Vikas Chinese Corner, Near Aal Mata Mandir, Savarkar Nagar, Thane (W).

BENCHMARK ASSOCIATES

ADVOCATES & SOLICITORS

at the office of the Sub- Registrar of Assurances, Kurla under Serial No 4/7198/2013.

- b. Copy of Property Card issued on 14th August 2022.
- c. Search Report for thirty years (30) from 1992 to 2022

3. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said Property, and subject to what is stated herein, we are of the opinion that the Owner is the owner of the said Property, and its title to the said Property is clear, marketable and without any encumbrances.

4. Owner(s) of the said Property:

M/s Sai Kaushal Buildcon for all that pieces and parcels of land bearing C.T.S. Nos. 681,681/1 to 681/22 (PT), area 15,414 Sq.ft, situated at Village Mulund (West), Taluka Kurla, Dist. Mumbai Sub-urban bearing situated in the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

5. The report reflecting the flow of the title of the Owner on the said Property is enclosed herewith as an annexure.

Encl: Annexure

Date: 20th August 2022



PRodrigues

Advocate

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FLOW OF TITLE OF THE SAID LAND.

1. Copy of Property Register Card issued on 20th May 2022.
2. Mutation Entry No: NA
3. Search Report for thirty (30) years from to 1992 to 2022 taken from Sub- Registrar's Office at Kurla Mumbai.

4. TITLE FLOW

- i. The Owner (M/s Sai Kaushal Buildcon) is the owner of all that pieces and parcels of land bearing C.T.S. Nos. 681,681/1 to 681/22 (PT), area 1,03,470 Sqft. Of Village Mulund (West), Taluka Kurla, Dist. Mumbai Sub-urban ".
- ii. The Owner purchased and acquired the said property by and under a Deed of Conveyance dated 06-05-2013 executed by and between Shri Dr RajendraSingh TejendraSingh Kaushal and Shri BhupendraSingh TejendraSingh Kaushal and the Owner M/s Sai Kaushal Buildcon and registered at the office of the Sub- Registrar of Assurances, Kurla under Serial No 4/7198/2013.
- iii. The SLUM REHABILITATION AUTHORITY (hereinafter referred to as the "SRA") has sanctioned the plans for construction of the Residential Building and issued Intimation of Approval ("IOA") bearing No. SRA/ ENG/T/PVT/0114/20210623/AP dated 1st December 2021.
- iv. The Commencement Certificate ("CC") in respect of the said Composite Building has been issued by the SRA on 05th May, 2022 bearing No. T/PVT/0114/20210623/AP.

5. Litigations, if any:

NA

Date: 20th August 2022



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Advocate

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