

VIKAS R. HIRLEKAR

B. Com. LL.B.
ADVOCATE, HIGH COURT, MUMBAI

106, Giridwar Apartment, 1st Floor,
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Ref. No. :

FORMAT – A

(Circular No.:- 28/2021)

To

MAHA RERA

MAHARERA HEADQUATERS

MUMBAI

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to PROPERTY BEARING S.No. 49 CTS/ No. 183(pt) 207 building No. 63 situated at Village Magathane Genral Arun Vaidya Nagar Near Tata Power House, Borivali (East Taluka Borivali /MSD.(hereinafter referred as “the said property”)

I have investigated the title of the said plot on the request of **M/S.DHARIWAL DEVELOPERS INDIA PVT. LTD.(developer)** and following documents i.e. :-

1) Description of the property. Maharashtra Housing and Area Development was the owner of the property under indenture of lease dated 01st.November,2017 registered under No. BRL-6/12761/2017 dated 14.11.2017 granted a lease of the property to **M/s. MAGATHANE PRESS ENCLAVE CO.OP.HOUSING SOCIETY LTD.** For the period consideration and upon the terms and conditions recorded therein. By Registered Sale Deed dated 14/11/2017 registered under No. BDR-6-12762/2017 MAHADA Board sale the said property to the society. And accordingly the society become the owner of the said property with structure standing thereon.

2) The documents of allotment of plot. As per the understanding arrived between the said society and my client **M/S.DHARIWAL DEVELOPERS INDIA PVT. LTD.** the said society appointed my client as a Developer under Registered Development Agreement dated 3rd November 2018. Registered under No. BRL-2/11101/2018 DATED 3/11/2018.



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3) 7/12 extract or property card issued by CTS Office.

4) I have carried out search Report 30 years from the office of the Sub-Registrar Mumbai through my search clerk and I found the same is without any leasependance or claim. Copy enclosed Search report for 30 years from 1993 .till 2022.

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.DHARIWAL DEVELOPERS INDIA PVT. LTD**(developer) is clear, marketable and without any encumbrances.

LESSE OF THE LAND

MAGATHANE PRESS ENCLAVE CO-OP SOCIETY LIMITED FOR
PROPERTY BEARING S.No. 49 CTS/ No. 183(pt) 207 building No. 63
situated at Village Magathane Genral Arun Vaidya Nagar Near Tata
Power House, Borivali (East Taluka Borivali

3/- The Report reflecting the flow of the Title of .
M/S.DHARIWAL DEVELOPERS INDIA PVT. LTD as a developer of the
said property is enclosed herewith as Annexure.

3/- 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.

Date: 24TH March 2022.

(VIKAS R. HIRLEKAR)
Advocate.

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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) **Mutation Entry No. N.A.**
- 3) **Search report for 30 years from
1993 to 2022 taken from Sub-Registrar
Office at Mumbai.**
- 4) **Any other Relevant Title.: N.A.**
- 5) **Litigation if any. N.A.**

Date: 24.03.2022



(VIKAS R. HIRLEKAR)

ADVOCATE

VIKAS R. HIRLEKAR

ADVOCATE HIGH COURT

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