

Pillai And Co.

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FORMAT – A
(Circular No. 28/2021)

To,
Maharashtra Real Estate Regulatory Authority
6th & 7th Flr, Housefin Bhavan,
Plot No. C-21, E Block,
BKC, Bandra East,
Mumbai – 400051

11th June, 2021

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot No. CTS/C.S. No. 957 and 958/A situated at Village Kandivali, Taluka Borivali, District M.S.D (hereinafter referred as the said Plot)

We have investigated the title of the said plot on the request of M/s. Kamla Homes & Lifestyles Pvt. Ltd. (the promoter/developer/company) and following documents i.e :

1. Description of the Property - C.T.S. No. 957 and 958/A of Village Kandivali in Taluka Borivali / District M.S.D (hereinafter referred as the said Plot)

SCHEDULE OF THE PROPERTY

(LAYOUT PROPERTY)

ALL THAT piece or parcel of Investigation of property being land bearing land bearing C.T.S. No. 957 admeasuring 668.10 sq. mtrs and C.T.S. No. 958/A admeasuring 294.30 sq. mtrs. of Village Kandivali, Taluka Borivali in the Registration Sub District of Bandra District Bombay Suburban & now in Greater Mumbai forming part of the land or ground and registered in books of Collector of Land Revenue under non-agricultural in the Registration District & Sub District of Mumbai Suburban as follows:

C.T.S. No. 957 and 958/A

On or towards the North: 6.00M.wide Road
On or towards the South: CTS No.958B
On or towards the East: CTS No.964
On or towards the West: 9.15M.wide Dutta Mandir Road



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2. The documents of allotment of plot.
 - a) Deed of Conveyance dated 15/07/1970.
 - b) Development Agreement dated 30/12/2014 of Sukshanti Co-op Housing Society Ltd.
3. Property cards issued by city survey office Borivali dated 10/12/2019 (Available)
4. Search Report for 30 years from 1991 till 2021.
5. 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. Kamla Homes & Lifestyles Pvt. Ltd. (owner/the promoter/developer/company) is clear, marketable and without any encumbrances (if any encumbrances please mention in separate sheet).

Owners of the land

C.T.S. No. 957 & 958/A

1. Sukshanti Co-op Housing Society Ltd CTS No. 957 & 958/A
 2. Qualifying comments/remarks if any (Not required)
6. The report reflecting the flow of title of M/s. Kamla Homes & Lifestyles Pvt. Ltd. (owner/the promoter/developer/company) on the said land is enclosed herewith as annexure:

Encl: Annexure

- A. Title Certificate dated: 27/09/2019
- B. Legal Title Report dated: 11/06/2021

Dated : 11th June, 2021
Place : Mumbai

For PILLAI AND CO.


SOLE PROPRIETOR
(ANILA PILLAI)
ADVOCATE

Advocate Code: High Court (OS) - I23745
From April - 1988

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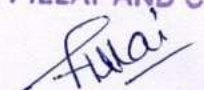
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FLOW OF THE TITLE OF THE SAID LAND

1. Property Card as on date of application for registration/available
2. Mutation Entry No. _____(Not applicable)
3. Search report for 30 years from 1991 to 2021 taken from Sub- Registrar' Office at
Mumbai, Bandra and Borivali
4. Any other relevant title (Not applicable)
5. Litigations if any. (Not applicable)

Dated :11th June, 2021
Place : Mumbai

For PILLAI AND CO.


SOLE PROPRIETOR

(ANILA PILLAI)

ADVOCATE

Advocate Code: High Court (OS) – I23745
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