

SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

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FORMAT - A
(Circular No.:- 28/2021)

To

MahaRERA

BKC, Housefin Bhavan, near RBI,

E Block, Bandra Kurla Complex,

Bandra East, Mumbai, Maharashtra

400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece or parcel of land bearing CTS No. 6A-1, admeasuring 549.73 square mtrs, AND C.T.S. No. 6/216 to 6/224 , admeasuring 240.9 sq. mtrs. of village Kurla-3 forming part of the larger piece of land bearing Survey No.229 & 267 (pt), with the old building having ground and 4 upper stories constructed in the year 1968, and **bearing No. 78** standing thereon known as **NEHRU NAGAR RAJANIGANDHA CO-OPERATIVE HOUSING SOCIETY LTD.**, (Reg. no.BOM/HSG/7964/1982) , which property is situate lying and being at Nehru Nagar, Kurla (East) in Greater Mumbai in the Registration District and Sub-District of Mumbai Suburban and bounded as follows :-

On or towards North :	By 40 feet wide road,
On or towards South :	By Building No. 77
On or towards East :	By slum and Nalla
On or towards West :	By Building No. 80

I have investigated the title of the said Property on the request of the **M/S. ADVAIT BUILDERS AND DEVELOPERS** being a Partnership Firm duly registered under Indian Partnership Act, 1932, and having its registered office at GA - 42/B, Ground Floor, Lake City Centre, Kapurbawdi Junction, Majiwade Naka, Thane (West), 400607 and current registered address at G/78,Eternity Commercial Premises Co. Soc. Ltd. Situated at Teen Hath Naka, Thane (W)-400604(hereinafter referred to as "the Said Developers") on basis of following documents i.e.: -



- 1) Description of the property.
- 2) The documents of Lease Deed of plot.
- 3) The document of Deed of Sale of Building
- 4) Property card issued by City Survey, incorporating name of the Society as Lessee
- 5) Development Agreement
- 6) Power of Attorney
- 7) Search report for more than 30 years upto 15th September 2021

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of **M/S. ADVAIT BUILDERS AND DEVELOPERS** is the Developer and they are entitled to develop the said Plot and the title of the said Plot is clear, marketable and without any encumbrances.

OWNER AND DEVELOPER OF THE LAND:

OWNER/LESSEE: NEHRU NAGAR RAJANIGANDHA CO-OPERATIVE HOUSING SOCIETY LTD.

DEVELOPER: M/S. ADVAIT BUILDERS AND DEVELOPERS

PLOT DETAILS: ALL THAT piece or parcel of land bearing CTS No. 6A-1, admeasuring 549.73 square mtrs, AND C.T.S. No. 6/216 to 6/224 , admeasuring 240.9 sq. mtrs. of village Kurla-3 forming part of the larger piece of land bearing Survey No.229 & 267 (pt), with the old building having ground and 4 upper stories constructed



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in the year 1968, and bearing No. 78 standing thereon known as **NEHRU NAGAR RAJANIGANDHA CO-OPERATIVE HOUSING SOCIETY LTD.**, situate lying and being at Nehru Nagar, Kurla (East) in Greater Mumbai in the Registration District and Sub-District of Mumbai Suburban

The report reflecting the flow of the title of **NEHRU NAGAR RAJANIGANDHA CO-OPERATIVE HOUSING SOCIETY LTD.** as the Lessee and **M/S. ADVAIT BUILDERS AND DEVELOPERS**, as the Developer of the said plot is enclosed herewith;

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.


(SAMIR K. VAIDYA).

Advocate

Date: 16/09/2021

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1. Lease Deed dated 27/3/2012 registered in the office of the Sub-Registrar of assurances at Kurla under Sr. no. BDR-3/2950 of 20122.
2. Correction Deed dated 14th January 2015 registered in the office of the Sub-Registrar of assurances at Kurla under Sr. no. KRL-1/1290 of 2015
3. Deed of Sale dated 27/3/2012 registered in the office of the Sub-Registrar of assurances at Kurla under Sr. no. BDR-3/2951 of 2012
4. Correction Deed dated 14th January 2015 registered in the office of the Sub-Registrar of assurances at Kurla under Sr. no. KRL-1/1291 of 2015,
5. Property card issued by City Survey, incorporating name of the Society as Lessee, Mutation Entry 335 dated 30/4/2016
6. Development agreement dated 29th December 2014 , registered in the office of the sub-registrar of assurance at Kurla under Sr. No. KRL-1/3162/2015,
7. Power of Attorney dated 29th December 2014 , registered in the office of the sub-registrar of assurance at Kurla under Sr. No. KRL-1/3163/2015
8. Search report for 30 years from 1991 to 2021.

Date:16/09/2021


(SAMIR K. VAIDYA)
Advocate

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