

Pillai And Co.

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FORMAT A
(CIRCULAR NO
28/2021)

Date: 16-05-2021

To,
Maharashtra real Estate Regulatory Authority
6th & 7th Floor, Housefin Bhavan
Plot Ni. C-21, E Block
BKC, Bandra (East)
Mumbai 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate for Plot bearing Plot No 5(pt), Survey No.49, Hissa No. 2(pt) bearing corresponding CTS No 1126(pt) of Village Dahisar Taluka Borivali and plot bearing Survey No.56, Hissa No. 11(A) bearing corresponding CTS No 1137B of Village Dahisar Taluka Borivali admeasuring in total of 810.92 Square Meters [As per Conveyance Deed] situate at Wamanrao Sawant Road, Dahisar East, Mumbai 68 (the said plot) along with the building standing thereon known as "Vrindavan" comprising of G+4 upper floors and registered in the name of Vishwa-prakash CHSL (the said Building).

I have investigated the title of the said plot on the request of Vishwaprakash CHSL and following documents i.e

1. Description of the property – C.T.S No. 1126(pt) and 1137(B) of Village Dahisar, Taluka: Borivali (hereinafter referred as the said Plot).



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ALL THAT piece or parcel of Investigation of property being Plot No 5(pt), Survey No.49, Hissa No. 2(pt) bearing corresponding CTS No 1126(pt) of Village Dahisar Taluka Borivali and Plot bearing Survey No.56, Hissa No. 11(A) bearing corresponding CTS No 1137B of Village Dahisar Taluka Borivali admeasuring in total of 810.92 Square Meters [As per Conveyance Deed] situate at Wamanrao Sawant Road, Dahisar East, Mumbai 400 068 (the said plot) along with the building standing thereon known as "Vrindavan" comprising of G+4 upper floors and registered in the name of Vishwaprakash CHSL(the said Building)

Conveyance Deed dated 12th May 1978 Between (1) Chandravadan Pranjivandas Shuka (2) Smt. Taraben Chandravadan Shukla and (3) Kumari Vibhuti Chandravadan Shukla as party of **one part** and **M/s The Vishwaprakash Co- operative Housing Society Limited**, a society registered under the Maharashtra Co-operative Societies Act under No BOM/HSG/5381/1978 dated 18th April 1978 (hereinafter referred to as "**The Said Society**") as second part and registered with the sub-registrar bearing Registration No BOM-8-1219 dated 1978.

2. The documents of allotment of Plot.

- a) Deed of Conveyance dated 12-05-1978
- b) Development Agreement dated 07th March 2022 of Vishwaprakash Co-op. Housing Society Ltd.

3) 7/12 and Property Card bearing CTS No 1126(pt) and 1137(B)

4) Search report for 30 years from 1990 to 2021.

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- 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 Vishwaprakash CHSL is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land : Vishwaprakash CHSL

1. CTS/C.S. No.:1126(pt) and 1137(B) of Village Dahisar Taluka Borivali
2. Qualifying comments/remarks : NIL
6. 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

- A. Title Certificate dated 15th November, 2021
- B. Legal Title Report dated 16th May, 2022

Date : 16-05-2022

Place : Mumbai

For PILLAI AND CO.


SOLE PROPRIETOR

ADVOCATE
(ANILA PILLAI)

Advocate Code:High Court (OS)-123745

From April 1988

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FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No.----- (Not Applicable)
- 3) Search report for 30 years from 1990 to 2021 Taken from
Sub-Registrar office at Mumbai
- 4) Any other relevant title. (Not Applicable)
- 5) Litigations if any. (Not Applicable)

Date: 16-05-2022

Place : Mumbai

For PILLAI AND CO.


SOLE PROPRIETOR

ADVOCATE
(ANILA PILLAI)

Advocate Code: High Court (OS)-123745

From April 1988