

Sneha A. Dedhiya

Advocate, High Court
B.com, L.L.B

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FORMAT -A

(Circular 28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to old CTS No. 433 and CTS No. 534 and New C.T.S. No. 433A and C.T.S. No. 433B situated at village Oshiwara, Taluka Andheri in the Registration District Mumbai City and Mumbai Suburban.

I have investigated the title of the said old C.T.S. No. 433 and C.T.S. No. 534 and New CTS No. 433A and 433B on the request of AAKASH ASHISH REALTORS LTD and the following are documents i.e. :-

1) Description of the property.

Land bearing survey No. 41 (part), Hissa No. 1/A (Part), having corresponding Old CTS No. 534 and 433 and New C.T.S. No. 433A, admeasuring 1847.70 sq. meters C.T.S. No. 433B, admeasuring 241.20 sq. meters, situate, lying and being at village Oshiwara, Taluka Andheri in the Registration District Mumbai City and Mumbai Suburban.



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- 2) Property Card is issued by City Survey Office.
- 3) Search Report of 60 years from 1948 till 2007 issued by N. D Rane and Search Report dated 27/09/2013 from 2006 till 2013 for 8 years.
- 4) That AAKASH ASHISH REALTORS LTD. formally known as Kadam Housing Development and Finance Company Ltd. purchased the property bearing CTS No. 433 By Deed of Conveyance dated 15/02/2005, duly registered with the Sub-Registrar of assurance vide Sr. No.BDR-9/1673/2005, duly executed by the then owner M/s. Oshiwara land Development Company Pvt. Ltd. referred therein as the owner and Kadam Housing Development and Finance Company Ltd. being AAKASH ASHISH REALTORS LTD.
- 5) That AAKASH ASHISH REALTORS LTD. REALTORS LTD. formally known as Kadam Housing Development and Finance Company Ltd. purchased the property bearing CTS No. 534 by deed of conveyance dated 31/7/2003 duly registered with Sub-Registrar of Assurance vide Sr. No. BDR-4/5810/2003 for valuable consideration.



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- 6) As per the order dated 28/07/2006 passed by collector M.S.D., area admeasuring 1594.9 Sq. mtrs of C.T.S No. 534 has been merged in C.T.S No. 433 admeasuring 494 Sq.mtrs., aggregating to 2088.9 Sq. Mtrs and then reducing an area of 241.20 Sq. mtrs being set back land for MMC Road and opening / creating new C.S.T No. 433A admeasuring 1847.70 Sq. mtrs and C.T. S No. 433 B admeasuring 241.20 Sq. mtrs for MMC road set back land being at village -Oshiwara, Taluka - Andheri, Jogeshwari (West), Mumbai- 400 102.

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 AAKASH ASHISH REALTORS LTD. Is clears, marketable and without any encumbrances.

Owners of the land.

1. AAKASH ASHISH REALTORS LTD. C.T.S. No. 433A
2. AAKASH ASHISH REALTORS LTD. C.T.S. No. 433B



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7) Qualifying Comments / remarks if any : AAKASH ASHISH REALTORS LTD.

was formally known as Kadam Housing Development and Finance Company Ltd.

This is to further certify that as per the order dated 28/07/2006 passed by collector M.S.D., area admeasuring 1594.9 Sq. mtrs of C.T.S No. 534 has been merged in C.T.S No. 433 admeasuring 494 Sq.mtrs., aggregating to 2088.9 Sq. Mtrs and then reducing an area of 241.20 Sq. mtrs being set back land for MMC Road and opening / creating new C.S.T No. 433A admeasuring 1847.70 Sq. mtrs and C.T. S No. 433 B admeasuring 241.20 Sq. mtrs.

The report reflecting the flow of the title of the AAKASH ASHISH REALTORS LTD. on the said land is enclosed herewith as annexure.

Dated 23rd January, 2022

Encl : annexure

Advocate

(Stamp)

SNEHA .A. BEDHIYA
ADVOCATE

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‘Annexure’

FLOW OF THE TITLE OF THE SAID LAND

- 1) P.R. Card as on date of application for registration
- 2) Deed of Conveyance dated 15/02/2005 and deed of conveyance dated 31/7/2003
- 3) Search Report of 60 years from 1948 till 2007 issued by N. D Rane and Search Report issued by Sandeep Shedge dated 27/09/2013 from 2006 till 2013 for 8 years Any other relevant title.

Date : 23rd January 2022

