

VISHRANT N. TENDULKAR

Advocate, High Court, Bombay

603, "CENTRAL", Shell Colony Road,

near Chembur fly-over,

Chembur, Mumbai - 400 071.

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FORMAT - A

(Circular No.: 28/2021)

To,
Maha RERA
Housefin Bhavan,
Plot No. C - 21, E - Block,
Bandra Kurla Complex, Bandra East,
Mumbai, Maharashtra - 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to C.T.S. no. 487,487 1 to 4 of village Chembur, situate lying and being at Plot no. 29, postal Colony, Chembur, Mumbai- 400071., (hereinafter referred as the said plot "Janki Heritage").

I have investigated the title of the said plot on the request of (Name M/s. Heritage Lifestyles And Developers Pvt. Ltd., PAN NO. AACCH1921N) being a Private Limited Company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at Heritage House, 4th floor, Plot no. 29, Opp. Sai Baba Temple, D. K. Sandu Marg, Chembur, Mumbai-400071. and following documents i.e. :-

- 1) Description of the property.
The said property bearing Plot No. 29, C.T.S. no. 487,487 1 to 4 situated at postal Colony, Chembur, Mumbai - 400 071., admeasuring 424.1 sq. mtrs. the title of the said M/s. Heritage Lifestyles And Developers Pvt. Ltd.,
- 2) The documents of allotment of plot as per Deed of Assignment.
- 3) Property card issued by City Survey Department dated 18.11.2020 mutation entry no. 2077/2020.
- 4) Search report for 20 years from 2002 till 2021.

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. Heritage Lifestyles And Developers Pvt. Ltd.,) is clear, marketable and without any encumbrances.

Owners of the land

- (1) M/s. Heritage Lifestyles And Developers Pvt. Ltd., C.T.S. no. 487,487 1 to 4
The report reflecting the flow of the title of the (M/s. Heritage Lifestyles And Developers Pvt. Ltd.,) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date : 18.08.2021


V. N. TENDULKAR,
Advocate, High Court, Bombay.

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 2077/2020.
- 3) Search report for 20 years from 2002 till 2021 Taken from Sub-Registrar' office at Mumbai.

Date : 18.08.2021



V. N. TENDULKAR,

Advocate, High Court, Bombay.