

Pillai And Co.

Anila Pillai
Advocate, High Court

Chamber No.9, 4th Floor, Karim Chambers
Ambalal Doshi Road, Fort, Mumbai - 400 023, India.
Tel.: 2266 3989 Fax: 2262 1367
Email: gabrielpillai@hotmail.com
Cell # 9820003625

FORMAT A
(CIRCULAR NO 28/2021)

05th October, 2021

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

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Lijjat Co-operative Housing Society Ltd bearing CTS No 1301/8 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. Konark Shakti Group of Companies (the promoter/developer/company) and following documents i.e.

1) Description of the property - CTS No 1301/8 situated at Village Kandivali, Taluka Borivali/ District M.S.D (Hereinafter referred as the said plot).

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of Investigation of property being land bearing CTS No 1301/8 admeasuring 4180.50 sq mtrs of Village Kandivali, Taluka Borivali & Within the Registration District & Sub District of Mumbai Suburban.

2) The documents of allotment of plot.

- a) Deed of Conveyance dated 30/03/1974
- b) Development Agreement dated 28/07/2016 of Lijjat Co-operative Housing Society Ltd.

3) 7 /12 extract or property card

4) Search report for 30 years from 1st October 1990 Till 30th September 2021



Pillai And Co.

Anila Pillai
Advocate, High Court

Chamber No.9, 4th Floor, Karim Chambers
Ambalal Doshi Road, Fort, Mumbai - 400 023, India.
Tel.: 2266 3989 Fax: 2262 1367
Email: gabrielpillai@hotmail.com
Cell # 9820003625

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. Konark Shakti Group of Companies (owner/the promoter/developer/company) is clear, marketable and without any encumbrances.

Owners of the land : Lijjat Godavari CHSL (Society)
CTS/C.S. No. : 1301/8 of Village Kandivali Taluka: Borivali
Qualifying comments/remarks if any: NIL

6) The report reflecting the flow of the title of M/s Konark Shakti Group of Companies (owner/the promoter/developer/company) is enclosed herewith as annexure.

Encl: Annexure.

- (1) Title Certificate dated 29/11/2019.
- (2) Legal Title Report dated 05/10/2021

Dated: 05th October, 2021

Place: Mumbai

For PILLAI AND CO.



SOLE PROPRIETOR

(ANILA PILLAI)
ADVOCATE

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

Pillai And Co.

Anila Pillai
Advocate, High Court

Chamber No.9, 4th Floor, Karim Chambers
Ambalal Doshi Road, Fort, Mumbai - 400 023, India.
Tel.: 2266 3989 Fax: 2262 1367
Email: gabrielpillai@hotmail.com
Cell # 9820003625

FORMAT A
(CIRCULAR NO 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

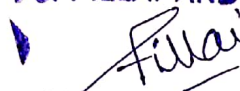
Sr.No

- 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 Taken from Sub-Registrar office at Mumbai
- 4) Any other relevant title (Not applicable)
- 5) Litigations if any.(Not applicable)

Dated: 05th October, 2021

Place: Mumbai

For PILLAI AND CO.


SOLE PROPRIETOR

(ANILA PILLAI)

ADVOCATE

Advocate Code: High Court (OS) – 123745
From April - 1988