nitinkamble1989@gmail.com

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

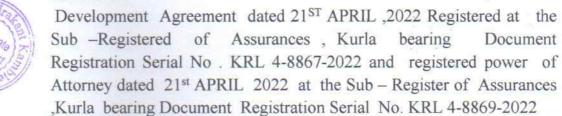
To **Maha RERA** Maharashtra Mumbai,

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot of Land bearing CTS No.356 (PART ) SURVEY No .113 (PART) Admeasuring area about 646.12 Sq mtr Situated at Building no 13 ,Kannamwar Nagar -1, EKTA Co-Op Housing Society LTD :Kannamwar Nagar ,Vikhroli -(East), Mumbai -400083 of Village - Hariyali ,Taluka - kurla (hereinafter referred as "the said plot").

I have investigated the title of the said plot on the request of Developer, M/S PRACH REALCON LLP and also the following documents i.e.:-

- Description of the Property: Plot of land bearing CTS No. 356 (PART) SURVEY NO. 113 (PART) Admeasuring area about 646.12 Sq.mtr situated at Building no. 13. Kannamwar Nagar-1 Ekta Co-op Housing Society Ltd; Kannamwar Nagar, Vikhroli - (East) Mumbai - 400083 of Village - Hariyali, Taluka - Kurla (hereinafter referred as "the Said Plot")
- The document of Allotment of plot : search Report for 40 years dated 26<sup>th</sup> November 2022, by Search Clerk MR JAYANT A. CHIPKAR.







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- 3. 7/12 extract or property card issued by city Survey officer Ghatkopar reflects the name of Maharashtra Griha Nirman Bhavan mutation entry no. NIL dated 10.10.1977 on 25.10.1977
- 4. Search report for 40 years from 1983 till 2022.
  2/ On perusal of the abovementioned document and all other relevant documents relating to title of the said property. I am of the opinion that the title of the Developer M/S. PRACH REALCON LLP is clear ,marketable and without any encumbrances vide Developer Agreement registered between Kannamwar Nagar -1 EKTA Co -Op Housing Society LTD: M/S PRACH RELCON LLP (Developer) and Members registered at Kurla -4 vide Document Registration Serial No. KRL -4-8867-2022 and Registered power of Attorney dated 21st APRIL 2022. At Kurla -4 vide Document Registration Serial No. KRL -4-8869-2022

Owner of the land

- Maharashtra Griha Nirman Bhavan , Mumbai 356 (PART) (AS per 7/12 Property card)
- Kannamwar Nagar -1 EKTA Co-Op Housing Society LTD vide sale deed in the year 17.December.2021 from Maharashtra Housing and Area Development Board Mumbai (As per Search Report dated 26<sup>TH</sup> November 2022 by Search Clerk MR. JAYANT A. CHIPKAR
- The report reflecting to flow of the title of the Owner and Developer on the said plot is enclosed herewith as Annexure - "A".

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Encl : Annexure -: A".

Advocate High court

Mob: 9892194926 / 7498295956

Dated :- 06.01.2023