



Nitin C. Kamble

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ADVOCATE HIGH COURT

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202, 2nd Floor, Sajjad Yasin Chamber, Bomanji Street, Fort, Mumbai - 400001

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.:-

1. 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")
2. The document of Allotment of plot : search Report for 40 years dated 26th November 2022, by Search Clerk MR JAYANT A. CHIPKAR .

Development Agreement dated 21ST APRIL ,2022 Registered at the Sub -Registered of Assurances , Kurla bearing Document Registration Serial No . KRL 4-8867-2022 and registered power of Attorney dated 21st APRIL 2022 at the Sub - Register of Assurances ,Kurla bearing Document Registration Serial No. KRL 4-8869-2022





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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

1. Maharashtra Griha Nirman Bhavan , Mumbai 356 (PART) (AS per 7/12 Property card)
2. 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 26TH November 2022 by Search Clerk MR . JAYANT A. CHIPKAR
3. The report reflecting to flow of the title of the Owner and Developer on the said plot is enclosed herewith as Annexure - "A".



Encl : Annexure -: A".

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Advocate High court

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Dated :- 06.01.2023