

Akash P. Shah B.L.S, LL.B.

ADVOCATE HIGH COURT

Add Off: 304 & 305, 3rd floor, Yashwant Chambers, 18-B Bharucha Marg, behind Fab India, Kalaghoda, Fort, Mumbai-400 023. **Mobile No. 9920350289 Email Id- akashshah1000@gmail.com**

FORMAT – A

To

MAHA RERA,

Mumbai

TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece or parcel of leasehold land admeasuring 1038.30 square meters (902.76 square meters as per the Lease Deed and tit bit area of 135.54) bearing C.T.S. No. 2 (Part) of Mauze Kurla-3 forming part of the larger piece of land bearing Survey No.229 &267, building No. 138 standing thereon which property is situate lying and being at Nehru Nagar, Kurla (East) in Greater Mumbai, in the Registration District and Sub-District of Mumbai Suburban.(hereinafter referred as the said plot“)

1. I have investigated the title of the said plot on the request of my Client Sarita Vidyamahar Co-op Housing Society (hereinafter referred to as “the said society” and following documents i.e. :-

- i. Land admeasuring 1038.30 square meters (902.76 square meters as per the Lease Deed and tit bit area of 135.54) bearing C.T.S.



No. 2 (Part) of Mauze Kurla-3 forming part of the larger piece of land bearing Survey No.229 &267, building No. 138 standing thereon which property is situate lying and being at Nehru Nagar, Kurla (East) in Greater Mumbai, in the Registration District and Sub-District of Mumbai Suburban.

- ii. Deed of Sale dated 12/12/1997, Deed of lease dated 12/12/1997&development agreement dated 29.10.2021.
 - iii. 7/12 extract or property card issued by city Survey Office mutation entry No. 394.
 - iv. Search report for 30 years from 1992 till 2022
2. 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 the property described in the schedule herein underwritten is clear, marketable and without any encumbrances.

Owners of the land

(1) Maharashtra Housing and Area Development Authority

(2) Survey No.229 & 267 CTS/C.S. No. 2 (pt)

(3) _____ CTS/C.S. No.

(4) Qualifying comments/remarks if any – NA



3. The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of leasehold land admeasuring 1038.30 square meters (902.76 square meters as per the Lease Deed and tit bit area of 135.54) bearing C.T.S. No. 2 (Part) of Mauze Kurla-3 forming part of the larger piece of land bearing Survey No.229 &267, building No. 138 standing thereon which property is situate lying and being at Nehru Nagar, Kurla (East) in Greater Mumbai, in the Registration District and Sub-District of Mumbai Suburban and bounded as follows :-

On or towards North : Existing Road

On or towards South : Existing Road

On or towards East : Building No. 130 & 131.

On or towards West : Existing Road

Mumbai: Dated 2nd Day of March, 2022

A.P. Shah

AKASH P. SHAH
(Advocate)



Akash P. Shah B.L.S, LL.B.

ADVOCATE HIGH COURT

Add Off: 304 & 305, 3rd floor, Yashwant Chambers, 18-B Bharucha Marg, behind Fab India, Kalaghoda, Fort, Mumbai-400 023. **Mobile No. 9920350289 Email Id- akashshah1000@gmail.com**

FORMAT – A

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. 394.
- 3) Search report for 30 years from 1992 to 2022 Taken from Sub-Registrar' office at Kurla
- 4) Any other relevant title.
- 5) No Litigation.

Mumbai: Dated 2nd Day of March, 2022

A.P. Shah

AKASH P. SHAH
(Advocate)

