

PANKAJ R. THATTE

B.Com., LL.M.

Off.: 2267 1308
Mob.: 98201 20581

ADVOCATE, HIGH COURT, BOMBAY

Off : M/s. Thatte & Co., Room No. 24, Examiner Press Bldg.,
35, Dalal Street, Fort, Mumbai - 400 023.
E-mail : pankajthatte@gmail.com

BY R.P.A.D. / COURIER / HAND DELIVERY

FORMAT - A
(Circular No. 28/2021)

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

4th August, 2021

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to CTS No. 275/9, Sub-Plot No.16 of Old Final Plot No.324 New Final Plot No.275, TPS III Borivali, Kastur Park, Shimpoli Road, Borivali (West), District Mumbai Suburban District 400 092 (hereinafter referred as "the said Plot")

I have investigated the title of the said plot on the request of M/s. Aadhunik Developers the Promoter/Developer and following documents i.e.:

1. Description of the Property - CTS No. 275/9, Sub-Plot No.16 of Old Final Plot No.324 New Final Plot No.275, TPS III Borivali, Kastur Park, Shimpoli Road, Borivali (West), District Mumbai Suburban District 400 092 (hereinafter referred as "the said Plot")

SCHEDULE OF THE PROPERTY

(LAYOUT PROPERTY)

ALL THAT piece and parcel of land or ground together with the building standing thereon and known as **SOMNATH DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD.**, CTS No. 275/9, Sub-Plot No.16 of Old Final Plot No.324 New Final Plot No.275, TPS III Borivali, Kastur Park, Shimpoli Road, Borivali (West), Mumbai - 400 092 admeasuring 606.37 Sq. Mts. or thereabouts of village Borivali, Taluka Borivali District Mumbai suburban and bounded as follows:-

On or towards North: by Sub-Plot No.5 of Old Final Plot
No.324 New Final Plot No.275, TPS III Borivali.
On or towards South: by D.P. Road
On or towards East: by Sub-Plot No.17 of Old Final Plot No.324 New Final Plot
No.275, TPS III Borivali.

On or towards West: by Sub-Plot No.15 of Old Final Plot No.324 New Final Plot No.275, TPS III Borivali.

2. The documents of allotment of plot.

- a) Registered Deed of Conveyance 20/10/1981 with Sub-registrar of Assurances at Bombay vide serial no. BOM/S 3040 of 1981.
- b) Registered Agreement of Redevelopment dated 26th February, 2016 of Somnath Co-op Housing Society Ltd. and Registered Supplemental Agreement dated 23rd July, 2021 of Somnath Darshan Co-operative Housing Society Ltd.
- c) Registered Power of Attorney dated 26th February, 2016.
- d) Public Notice dated 31.10.2020.

3. Property Cards issued by City Survey Office Goregaon.

4. Search Report for 30 years from 1990 till 2020.

5. On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of M/s. Aadhunik Developers (the Promoter/Developer) is clear, marketable and without any encumbrances.

Owners of the land

C.T.S. Nos. 275/9

1. Somnath Co-op Housing Society Ltd

6. The report reflecting the flow of title of M/s. Aadhunik Developers (the Promoter/Developer) on the said land is enclosed herewith as annexure:

Encl: Annexure

A. Title Certificate dated: 20.11.2020

Place: Mumbai



(PANKAJ THATTE)
ADVOCATE, HIGH COURT, BOMBAY
Advocate Code: High Court (I) -1980
From 12.07.1995

PANKAJ R. THATTE

B.Com., LL.M.

Off.: 2267 1308
Mob.: 98201 20581

ADVOCATE, HIGH COURT, BOMBAY

Off : M/s. Thatte & Co., Room No. 24, Examiner Press Bldg.,
35, Dalal Street, Fort, Mumbai - 400 023.
E-mail : pankajthatte@gmail.com

BY R.P.A.D. / COURIER / HAND DELIVERY

FORMAT - A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. Property Card as on date of application for registration/available
2. Mutation Entry No. _____ (Not applicable)
3. Search report for 30 years from 1990 to 2020 taken from Sub- Registrar' Office at
Mumbai, Bandra and Borivali.
4. Any other relevant title (Not applicable)
5. Litigations, if any. (Not applicable)

Dated: 4th August, 2021

Place: Mumbai



(PANKAJ THATTE)
ADVOCATE, HIGH COURT, BOMBAY
Advocate Code: High Court (I) - 1980
From 12.07.1995