

Adv. PRAMOD S. SURVE
B.A., LL.B.,
Advocate High Court Mumbai
Office: Swapnapurti Co-Op Housing Society, Building No. L- 29,
Flat NO. 1303, Sector- 36, Kharghar,
Pin Code 410210. Contact No. 09860193493

FORMAT - A

(Circular No. :- 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to CTS No. 27C(pt), 27D/1(pt), 27D/2(pt), 28, 28/1, 28/2, 28/3, 28/4 and 28/5 of Village Paspoli, Mumbai for M/s. SUNRISE HOUSING admeasuring 13079.79 sq. mtrs. (as per Consent Terms)

I have investigated the title of the said plot on the request of 'Sunrise Housing' (Name of the Developer) for Project - 'Isle of Calm - Tower 2' and following documents i.e.:

1. Description of the property
2. The documents of allotment of plot
3. 7/12 extract or Property card issued by MCGM, mutation entry no कावि/565/03 dated 07/05/2003
4. Search report for 60 years from 1964 to 2023

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 tile of 'Sunrise Housing' (Name of the Developer) for project - 'Isle of Calm - Tower 2', is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

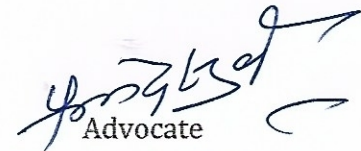
Owners of Land

1. Mr. Prashant Gopal Sharma
2. Mr. Dikshant Gopal Sharma
3. Qualifying comments / remarks if any- NA

The report reflecting the flow of the title of the (owner / promoter/ developer / company) on the said land is enclosed herewith as annexure.

ncl: Annexure

Date: 21st May 2024


Advocate

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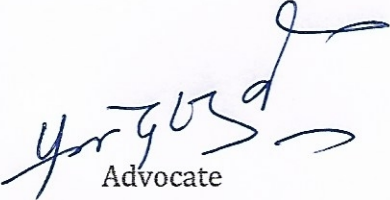
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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract / PR Card as on date of application for registration
2. Mutation entry no. कावि/565/03 dated 07/05/2003
3. Search report for 60 years from 1964 to 2023 taken from Sub- Registrar office on 10/05/2023
4. Any other relevant title- NA
5. Litigations if any – NA

Date: 21st May 2024


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