



SHAH & ASSOCIATES

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FORMAT- A

[Ref.: Circular28/2021]

To,
The MahaRERA,
6th & 7th Floor,
HousefinBhavan,
Plot No: C - 21,
E - Block, BandraKurla Complex,
Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to plot bearing F.P. No.159, of T.P.S. Borivali No. III (principal) (final), situated at off. Shimpoli Road, Factory Lane, Borivali (West), Mumbai 400 092 in R/C Ward.

I have investigated the title of the said plot on the requested of Shri Nikhil UmeshSanghavi partner of M/s. GreenbuildingLifescapes LLP and following documents i.e.:-

1. Description of the Property : F.P. No. 159, of T.P.S. Borivali No. III (principal) (final), situated at off.Shimpoli Road, Factory Lane, Borivali (West), Mumbai 400 092 in R/C Ward. .
2. The documents of allotment of plot : The Conveyance deed registered with the office of the Sub Registrar of assurances under Ref.No. **BDR-6-13197-2021** dtd. 13.09.2021.
3. 7/12 extract or Property card issued by City Survey Office for F.P. No.159, of T.P.S. Borivali No. III (principal) (final) , dated. 19.01.2022 at 2:38:35 PM., Property Card bearing Mutation Entry under ref no.: Joint Sub-Registrar 6/13197/2021 dated 14.09.2021.
4. Search report of Ravindra Chaudhari for 40 years from 1981 till 2020



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 **M/s. MAYA MAMTA CO-OPERATIVE HOUSING SOCIETY LTD**, registered under **No.BOM/HSG/(TC)3059 OF 1987-88 OF 7/12/1987** is clear, marketable and without any encumbrances.

2.Owner of the Land

(1) MAYA MAMTA CO-OPERATIVE HOUSING SOCIETY LTD F.P. No.159, of T.P.S. Borivali No. III .

(2) Qualifying comments/remarks if any

Mr. Rasiklal Ambalal Mehta through his constituted attorney Nimesh Rasiklal Mehta have preferred Civil Writ Petition in the High court of Judicature at Bombay bearing writ petition stamp no.14089 of 2021 . MAYA MAMTA CHS Ltd and others joining the Deputy Register as party respondent. By the said writ petition, said Mr. Rasiklal Ambalal Mehta has prayed for cancellation of the unilateral Deemed Conveyance Certificate issued to Maya Mamta CHSL. The said writ petition is pending admission and not yet admitted. There are no interim and/or ad interim orders passed in the said writ petition.

3.The report reflecting the flow of the title of the land owner Society, is depicted in the Conveyance deed registered with the Sub Registrar of Assurances under Ref.No.BDR-6-13197-2021 dtd. 13.09.2021, form the original Owner M/s Jam Hosiery Works Ltd . to the said Society.

Encl : Annexure.

Date : 22-04-2022



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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: Joint Sub-Registrar 6/13197/2021 dated 14.09.2021.
3. Search Report of RavindraChaudhari, dated 07.12.2020 until December 2020
4. Any other relevant title-N/A
5. Litigation if any- Copy of Writ Petition bearing Stamp No. 14089 of 2021

Advocate

Date :22/04/2022

