

S. R. RAWELL & CO.
ADVOCATES & NOTARY

Natwar Chambers, 2nd Floor
94, Nagindas Master Road
Fort, Mumbai 400001
Email: srrawellco@yahoo.co.in Mob: 9820186548

FORMAT – A
(Circular No. 28/2021)

To
MahaRERA
Government of Maharashtra

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot No. 7/17, Khan Abdul Gaffar Khan Marg, Worli Seaface, Worli, Mumbai 400 018 (hereinafter referred to as the "said Plot")

M/s. Kanga & Company, Advocates & Solicitors have investigated the title of the said Plot on the request of Mr. Sachiv Sahni, the Owner/Lessee, based on following documents:

1. Description of the Property :
Land admeasuring 1672.26 sq. mtrs. bearing Cadastral Survey No.17/866 of Worli Division together with building standing thereon known as "Sahni Villa" (since demolished), Plot No. 7/17, situated at Khan Abdul Gaffar Khan Road, Worli Sea Face, Worli, Mumbai – 400018
2. The documents of allotment of Plot:
 - i) Deed of Assignment dated 14.09.1962
 - ii) Probate dated 23-09-1995 of Will dated 06-01-1979 of late Manidevi Santprakash Sahni
 - iii) Consent Terms dated 07-06-2001 filed in the Bombay High Court in Appeal No. 829 of 1995 (disposed)
 - iv) Indenture dated 13-08-2004 in favour of the Owner/Lessee (BBE-2/6515/2004
 - v) Letter dated 13-09-2002 from the Estate Department, MCGM

3. Property Card issued by Mumbai City Collectorate, Mutation Entry No. 'E'.
4. Search Report for 79 years from 1940 to 2018.

On perusal of the above mentioned documents, Report Nos. MLB/SS/5132/2018 dated 10-09-2018, MLB/SS/3116/2019 dated 03-06-2019 r/w Supplemental Report on Title bearing No. MLB/6137/2019 dated 01-11-2019 of M/s. Kanga & Company, Advocates and Solicitors and all other relevant documents relating to Title for the said Property, we are of the opinion that the Title of Mr. Sachiv Sahn,i the Owner/Lessee is clear, marketable and without any encumbrances.

The Report reflecting the flow of the title of the Owners/Lessees on the said land is enclosed herewith as Annexure.



(S. R. Rawell)
Advocate

Encl.: Annexure

Place : Mumbai

Date : 10.06.2022

S. R. RAWELL & CO.
ADVOCATES & NOTARY

Natwar Chambers, 2nd Floor
94, Nagindas Master Road
Fort, Mumbai 400001
Email: srrawellco@yahoo.co.in Mob: 9820186548

FORMAT – A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.:

1. P.R. Card as on date of application for registration
2. Mutation Entry No. 'E'
3. Search Report for 79 years from 1940 to 2018 taken from the Sub-Registrar's Office at Mumbai
4. Any other relevant title : NIL
5. Litigations if any : NIL



(S. R. Rawell)
Advocate

Place: Mumbai
Date: 10-06-2022