

V. M. MAHADIK

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(Advocate)

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FORMAT – A

Circular No. 28/2021 dated 08.03.2021

To

Date: - 23/08/2025

MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the land having area as per Lease Deed/Property Card admeasuring 389.60 Sq. Meters Plus Tit Bit area admeasuring 260.14 Sq. Meters (Including 5.29 Sq. Mtr. Road Set Back) thus aggregate area of land is admeasuring 649.74 Sq. Mtrs. of building no.12, Kannamwar Nagar Komal CHS Ltd., bearing C.T.S. No. 356 (pt) of Village Hariyali at Kannamwar Nagar, Vikhroli (East), Mumbai – 400 083 (hereinafter referred as the “said Land”).

I have investigated the title of the said Land on the request of Developer **M/S. VIGHNAHARTA HOME BUILDERS LLP**, by its duly authorized Partner **MR. AJIT SAKHARAM CHAVAN**, having registered office at A2/104, 10th Floor, Arjuna Garden Enclave, Pirojshanagar, Opp. Godrej Hospital, Vikhroli East, Mumbai – 400 079 and also the following documents made available to me for investigation of title of the said Land.

1. DESCRIPTION OF THE SAID LAND/PROPERTY: -

All that piece and parcel of said land of building no.12, having area as per Lease Deed/Property Card admeasuring 389.60 Sq. Meters Plus Tit Bit area admeasuring 260.14 Sq. Meters (Including 5.29 Sq. Mtr. Road Set Back) thus aggregate area of land is admeasuring 649.74 Sq. Meters as per demarcation plan of C.T.S. No. 356 (pt) together with structure standing thereon being Building No. 12 consisting of total 16 (Sixteen) tenements, and each tenement is having Carpet Area admeasuring 27.84 sq. mtrs. lying & being at Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai – 400 083 in the registration Sub-District of Kurla, Mumbai Suburban District within the registration district and sub – district of Mumbai City and Mumbai Suburban being bounded as follows:

On or towards the East	: 12.20 M wide road
On or towards the West	: Eastern Express Highway
On or towards the North	: Bldg. No. 13
On or towards the South	: Bldg. No. 11

2. THE DOCUMENTS OF ALLOTMENT OF SAID PLOT: -

- Copy of Society “Kannamwar Nagar Komal CHS Ltd.” Registration Certification bearing No. MUM/MHADB/HSG/W.S/(TC)10642 – 1999/2000 dated 17.04.2000.
- Copy of Sale Deed dated 18/07/2024 executed between MHADA and Kannamwar Nagar Komal CHS Ltd.



- C) Copy of Indenture of Lease dated 18/07/2024 executed between MHADA and Kannamwar Nagar Komal CHS Ltd.
- D) Copy of Letter of Demarcation No. EE/DE-III/KD/MB/208/2024 dated 24.10.2024 issued by Mumbai Housing and Area Development Board.
- E) Copy of Offer Letter bearing No. CO/MB/REE/NOC/F-1688/710/2025 dated 29.03.2025 issued by MHADA.
- F) Copy of the Development Agreement dated 9th August 2024 executed between Kannamwar Nagar Komal CHS Ltd. and M/s. Vighnaharta Home Builders LLP.
- G) Copy of the Power of Attorney dated 9th August 2024 executed by Kannamwar Nagar Komal CHS Ltd. in favor of M/s. Vighnaharta Home Builders LLP.
- H) Copy of Search Report dated 18/04/2025 issued by search clerk Mr. Sameer K. Mavle.
- I) Copy of Title Certificate Dated 19/04/2025 issued by Adv. V. M. Mahadik

3. PROPERTY CARD

Issued by City Survey Officer Ghatkopar dated 22/08/2025, mutation entry no.593.

4. SEARCH REPORT FOR 30 YEARS

Search report issued by Property Search Clerk Mr. Sameer K. Mavle for 30 (Thirty) years from 1996 to 2025 vide Challan No. "MH000893753202526P" dated 18/04/2025 at KRL-2_JT SUB REGISTRAR KURLA NO.2.

On perusal of the above-mentioned documents, I am of the opinion that subject to the Search Report issued by Mr. Sameer K. Mavle and subject to rights of MHADA upon the said land/plot the title of the Kannamwar Nagar Komal CHS Ltd. is clear, marketable and without any encumbrances.

5. OWNER/LESSOR OF THE SAID PLOT bearing C.T.S. No. 356 (pt) of Village Hariyali at Kannamwar Nagar, Vikhroli (East), Mumbai – 400 083: **MHADA**

OWNER/LESEE: - "KANNAMWAR NAGAR KOMAL CHS LTD."

DEVELOPER: - "M/S. VIGHNAHARTA HOME BUILDERS LLP".

The report reflecting the flow of the title of "KANNAMWAR NAGAR KOMAL CHS LTD.", of the said land is enclosed herewith as annexure "A".

Encl : - Annexure "A"



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Circular No. 28/2021 dated 08.03.2021

ANNEXURE “A”

FLOW OF THE TITLE OF THE SAID LAND

i.e. All that piece and parcel of said land of building no.12, having area as per Lease Deed/Property Card admeasuring 389.60 Sq. Meters Plus Tit Bit area admeasuring 260.14 Sq. Meters (Including 5.29 Sq. Mtr. Road Set Back) thus aggregate area of land is admeasuring 649.74 Sq. Meters as per demarcation plan of C.T.S. No. 356 (pt) lying & being at Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai – 400 083

1. P. R. Card as on date of the application for registration.
2. Mutation Entry No.593.
3. Development Agreement dated 9th August 2024 executed by & between KANNAMWAR NAGAR KOMAL CHS. LTD. and M/s. Vighnaharta Home Builders LLP, through its authorized Partner Mr. Ajit Sakharam Chavan, which is duly registered at the office of the Sub Registrar Kurla No. 2 vide Registration Receipt No.18257 & Document Serial No. KRL2-17031-2024 dated 09.08.2024.
4. Power of Attorney dated 9th August 2024 signed by KANNAMWAR NAGAR KOMAL CHS. LTD. in favor of M/s. Vighnaharta Home Builders LLP, through its authorized Partner Mr. Ajit Sakharam Chavan, which is duly registered at the office of the Sub Registrar Kurla No. 2 vide Registration Receipt No. 18260 & Document Serial No. KRL2-17034-2024 dated 09.08.2024.

5. SEARCH REPORT

Search Report issued by Search Clerk Mr. Sameer K. Mavle for 30 (Thirty) years from 1996 to 2025 vide Challan No. “MH000893753202526P” dated 18/04/2025 at Sub-Registrar Assurance Office at Mumbai, Bandra for the year 1996 to 2025 (30 years) and Chembur S.R.O. of manual Index-ii, record from year 1996 to 2025 (30 years) and at Chembur, Vikhroli and Nahur S.R.O. No. (KRL-1 to KRL-6) of computerized Index-II record from the years 2002 to 2025 (24 years).

6. ANY OTHER RELEVANT TITLE: - “NO”



7. LITIGATION IF ANY: - “NO”

On perusal of the above mentioned all documents which are made available for Investigation of the title of the said land and as per the search report, I have not come across any pending litigation against the said land.



Date: - 23/08/2025

V. M. MAHADIK
Advocate