



**Vaishali Vilas Naik** (B.L.S. LL.B)

Advocate High Court Bombay.

Naik House, Madh jetty, Via-verosva, Mummbai-400061

**FORMAT - A**  
**(CIRCULAR NO. 28/2021)**

To,  
Maharashtra Real Estate Regulatory Authority,  
6<sup>th</sup> and 7<sup>th</sup> Floor, Housefin Bhavan,  
Plot no. C-21, E Block, Bandra Kurla Complex,  
Bandra (East), Mumbai - 400 051.

**TITLE CERTIFICATE**

**Re: ALL THAT** piece and parcel of Plot of Land bearing C.T.S. No. 1017 admeasuring about 1672.20 square meters or thereabouts ("**said Land**") situated, lying and being at village Mulund, Taluka Kurla, Mumbai Suburban District together with a building "Mulund Punam Co-Operative Housing Society Limited" ("**said Building**") standing thereon comprising of Ground + 6 (six) upper floors, having 32 residential flats and located at Plot No. 1044, Mansadevi Road, Off. R.P. Road, Near Municipal Hospital, Mulund - West, Mumbai 400 080 (hereinafter referred as the "**said Property**").

I have investigated the title of the said Property on the request of **Mr. Ritesh Jambu Seth**, Adult, Occ.: Business, holding Pan Card No. AAKCR4876N, being the Director of **R Nutan Builders Private Limited**, a company limited by liability incorporated under the Companies Act, 2013, having Corporate Identification No. U70109MH2020PTC347218, PAN: AAKCR4876N having registered office at Shop No. 3, Ground Floor, Nutan Annexe, Plot No. 277, Jawahar Nagar, Road No. 3, Near Suvidha Hospital, Goregaon (West), Mumbai - 400104 and following documents i.e. :-





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**i. Description of the Property:**

All that piece and parcel of plot of land bearing C.T.S. No. 1017 admeasuring about 1672.20 square meters or thereabouts situated, lying and being at Village Mulund, Taluka Kurla, Mumbai Suburban District together with a building "Mulund Punam Co-Operative Housing Society Limited" standing thereon comprising of Ground + 6 (six) upper floors, having 32 residential flats and located at Plot No. 1044, Mansadevi Road, Off. R.P. Road, Near Municipal Hospital, Mulund - West, Mumbai 400 080.

**ii. Documents of allotment of Plot:**

- a) Deed of Conveyance dated 4<sup>th</sup> January, 1972, registered with the office of Sub-Registrar at Bombay under Sr. No. BOM/R/13/2/15 of 1972.
- b) Copy of Development Agreement dated 24<sup>th</sup> December, 2021 executed by and between Mulund Punam Co-Operative Housing Society Limited as "Society" of One Part and R Nutan Builder Private Limited as "Developer" of the Second Part and Mrs. Vidya Rajgopalan & 31 others as "Member/s" of the Third Part, duly registered with Sub-Registrar of Assurances at Kurla-3 under serial no. KRL3-20026/2021 dated 24<sup>th</sup> December, 2021.





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- c) Copy of Power of Attorney dated 24<sup>th</sup> December, 2021, executed by Mulund Punam Co-Operative Housing Society Limited as "Society/Executant" in favour of Mr. Ritesh Jambu Seth, Director of R Nutan Builder Private Limited ("the said Attorney"), as nominee of the Developer registered with Sub-Registrar of Assurances at Kurla-3 under serial no. KRL3-20046/2021 dated 24<sup>th</sup> December, 2021.
- iii. **7/12 extract or Property Register Card issued by City Survey Office:**  
On the basis of the aforesaid Deed of Conveyance, the name of Mulund Punam CHS Ltd. is recorded in the Property Register Card of the said Property as an absolute owner.
- iv. **Search report for 30 years:**  
I have perused the registers of Index II search report for last 30 years.  
I have not found any adverse entry in respect of the said Property.

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 "Mulund Punam CHS Ltd." is clear, marketable and without any encumbrances.







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**Owners of the said Property is:**

Mulund Punam CHS Ltd. is the Owner of land bearing C.T.S. No. 1017 admeasuring about 1672.20 square meters or thereabouts, of village Mulund, Taluka Kurla, Mumbai Suburban District.

The report reflecting the flow of the title of the Mulund Punam CHS Ltd. on the said Property is enclosed herewith as annexure.

Encl: Annexure.

Dated this 16<sup>th</sup> day of February, 2023



**Mrs. Vaishali Naik, Advocate**

(MAH/6421/2010)



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**FLOW OF THE TITLE OF THE SAID PROPERTY**

- 1) A copy of Deed of Conveyance dated 4<sup>th</sup> January, 1972, registered with the office of Sub-Registrar at Bombay under Sr. No. BOM/R/13/2/15 of 1972.
- 2) A copy of Development Agreement dated 24<sup>th</sup> December, 2021 duly registered with Sub-Registrar of Assurances at Kurla-3 under serial no. KRL3-20026/2021 dated 24<sup>th</sup> December, 2021.
- 3) A copy of Power of Attorney dated 24<sup>th</sup> December, 2021 duly registered with Sub-Registrar of Assurances at Kurla-3 under serial no. KRL3-20046/2021 dated 24<sup>th</sup> December, 2021.
- 4) A copy of the Search Report issued by Mr. Vikas Yadav, Search clerk/Title Investigator.
- 5) A certified copy of Property Register Card bearing C.T.S. No. 1017.
- 6) Any other relevant title : not applicable
- 7) Litigations if any : not applicable

Dated this 16<sup>th</sup> day of February, 2023



Mrs. Vaishali Naik  
Advocate, High Court,  
Bombay.  
(MAH/6421/2010)