

VIMLA & CO.

Advocates & Solicitors

205 (22A), 2nd Floor, Sir Yusuf Building Condominium, Veer Nariman Road, Fort, Mumbai - 400 001.
Te.: 022-2282 0155 / 56, Mob : +91 98211 58590, E-mail : info@vimplaandco.com

Ref No

Date

FORMAT - A

(Circular No.: 28/2021)

To,
MahaRERA
BKC, Housefin Bhavan, Near RBI,
Plot No.C- 21, E Block,
Bandra Kurla Complex,
Bandra East, Mumbai, Maharashtra,
Mumbai-400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of all that piece and parcel of land situate lying and being at Road No.2, Prabhat Colony, Next to Panbai International School, Opp: BMC Office, Santacruz (East), Mumbai – 400055, bearing Final Plot Nos.131 & 132 of the Town Planning Scheme Santacruz No.V both admeasuring 1550.28 sq. meters corresponding to C.T.S. Nos. 2063, 2063/1 to 14, 2069 and 2070 of Village Vile Parle (East), (“the Plot”) together with the building known as “Dimple Apartments” (“the Building”). The Plot and the Building are collectively referred to as “the said Property”.

1) We have investigated the title of the said properties on the request of **SANGHVIP BUILDERS LLP** a Limited Liability Partnership Firm, registered under the Provisions of the Limited Liability Partnership Act, 2008 having its registered office at Floor-1, Plot No.46, 5 Veetrag Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai- 400 001 (“the said Developers”) and the following documents i.e.:-

a) **Description of the Plot:** all that piece and parcel of land situate lying and being at Road No.2, Prabhat Colony, Next to Panbai International School, Opp: BMC Office, Santacruz (East), Mumbai – 400055, bearing Final Plot Nos.131 & 132 of the Town Planning Scheme Santacruz No.V both admeasuring 1550.28 sq. meters corresponding to C.T.S. Nos. 2063, 2063/1 to 14, 2069 and 2070 of Village Vile Parle (East).

b) **The documents of development of the said Property:**

- (i) Photocopy of Deemed Conveyance/Deed of Conveyance dated 20th July, 2023.
- (ii) Original Property Card bearing C.T.S. No. C.T.S. Nos. 2063, 2063/1 to 14, 2069 and 2070 dated 12th June, 2024.
- (iii) Photocopy of the Development Agreement dated 12th June, 2023

c) **Property Cards extract issued by:** City Survey Office.

d) **Search report for more than 30 years** in the office of Sub-Registrar of Assurances at Mumbai and Bandra Offices No. 1 to 7 from the year 1985 to 2023.

Sub Office : 501, 5th Floor, S. S. House, Nehru Road, Opp. Adarsh Petrol Pump, Vile Parle (E), Mumbai - 400 057.

Tel.: 022-2610 4646 / 2613 4242

Strictly no correspondence at sub office

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, we are of the opinion that the Developers are entitled to develop the said Property having clear, marketable title without any encumbrances.

The Owner of the said Property:

Nahar Co-operative Housing Society Limited is an owner of the plot of land situate lying and being at Road No.2, Prabhat Colony, Next to Panbai International School, Opp: BMC Office, Santacruz (East), Mumbai – 400055, bearing Final Plot Nos.131 & 132 of the Town Planning Scheme Santacruz No.V both admeasuring 1550.28 sq. meters corresponding to C.T.S. Nos. 2063, 2063/1 to 14, 2069 and 2070 of Village Vile Parle (East).

The Developers of the said Property:

Sanghvip Builders LLP, the Developers of the plot of land situate lying and being at Road No.2, Prabhat Colony, Next to Panbai International School, Opp: BMC Office, Santacruz (East), Mumbai – 400055, bearing Final Plot Nos.131 & 132 of the Town Planning Scheme Santacruz No.V both admeasuring 1550.28 sq. meters corresponding to C.T.S. Nos. 2063, 2063/1 to 14, 2069 and 2070 of Village Vile Parle (East).

3) The report reflecting the flow of the title of the Developers on the said Property is enclosed herewith as **Annexure- A**.

Encl: **Annexure-A** is reflecting the title.

Date: 13/06/2024

Vimla & Co.,



Proprietor

(Vimla M. Shah)

Advocate & Solicitor

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FLOW OF THE TITLE OF THE SAID PLOT

- 1) Property Cards as on 12th June, 2024 of this application for registration.
- 2) Search report for more than 30 years from Sub-Registrar of Assurances at Mumbai and Bandra Offices No. 1 to 7 from the year 1985 to 2023.
- 3) Title Certificate dated 24th July, 2023.
- 4) There is no litigation pending in the said Property.

Date: 13/06/2024

Vimla & Co.,



Proprietor
(Vimla M. Shah)
Advocate & Solicitor