

# AJIT O. UPADHYAY

B.COM, L.L.B

ADVOCATE, HIGH COURT

B-4, 213, Rajashree Shopping Center CHS LTD., Opp. Station, Mira Road (East), Thane-401107, Email: [upadhyayaajeet@gmail.com](mailto:upadhyayaajeet@gmail.com), Mobile. 7977373989

FORMAT – A

(Circular No.: 28/2021)

To,  
MahaRERA,  
Mumbai.

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land admeasuring about 2669.1 Sq. Meters or thereabouts as per property Card, bearing Survey No. 26, Hissa No. 4 and corresponding C.T.S. No. 1340-A, in Village Kandivali, Taluka Borivali, District Mumbai Suburban, and situate, lying and being at Mathuradas Road, Kandivali (West), Mumbai – 400067.

I have investigated the title of the land on the request of **Abhilasha Railway Employee's Co-operative Housing Society Ltd.** and following documents i.e.:-

**1) Description of the property:-** land admeasuring about 2669.1 Sq. Meters or thereabouts as per property Card, bearing Survey No. 26, Hissa No. 4 and corresponding C.T.S. No. 1340-A, in Village Kandivali, Taluka Borivali, District Mumbai Suburban, and situate, lying and being at Mathuradas Road, Kandivali (West), Mumbai – 400067.

**2) The documents of allotment of plot:-** i) Consent Decree dated 21<sup>st</sup> January, 1981 passed by High Court (O.O.C.J.) duly register with Sub-registrar and Assurance Borivali under serial no. S-301-1982 register on 25.05.1982, executed in favour of Abhilasha Railway Employee's CHS Ltd.

ii) By Virtue of Development Management Agreement dated 26<sup>th</sup> May, 2022 executed amongst Abhilasha Railway Employee's CHS Ltd as Society of the First part, Members as Confirming Party of Second part and **M/s. NEXA BUILDCON LLP**, as The Development Manager of Third Part, duly registered under serial no. BRL7-7738-2022 with Sub-registrar of Assurance Borivali.

3) Property card issued by City Survey Office Borivali, stand in name of Abhilasha Railway Employee's CHS Ltd. dated 16.12.1988, mutation entry dated 01.04.1989.

4) **Search report** for 30 years from 1990 to 2019 [30 years], search taken at sub-registrar Office at Borivali and Bandra from 1990 to 2019 [30 years] and search in computer records of Sub-registrar office from 2002 to 2019 [15 years]

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 **Abhilasha Railway Employee's CHS Ltd.** is clear, marketable and without any encumbrances. The said Society **Abhilasha Railway Employee's CHS Ltd.** is having ownership right of the Said Plot and **M/s. NEXA BUILDCON LLP**, is having Development Management right of the said plot by virtue of said Development Management Agreement dated 26<sup>th</sup> May, 2022 duly registered under serial no. BRL7-7738-2022 with Sub-registrar of Assurance Borivali.

3. The report reflecting the flow of the title of the **Abhilasha Railway Employee's Co-op. Hsg. Soc. Ltd.** on the said land is enclosed herewith as annexure.

Encl : Annexure.  
Date: 15.11.2022

  
**AJIT O. UPADHYAY**  
Advocate High Court,  
B-4, 213, Rajashree Shopping Center  
CHS Ltd., Opp. Railway Station,  
Mira Road (East), Thane- 401107.

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## FORMAT – A

(Circular No.: 28/2021)

### FLOW OF THE TITLE OF THE SAID LAND.

#### Sr. No.

1) **Description of the property:-** land admeasuring about 2669.1 Sq. Meters or thereabouts as per property Card, bearing Survey No. 26, Hissa No. 4 and corresponding C.T.S. No. 1340-A, in Village Kandivali, Taluka Borivali, District Mumbai Suburban, and situate, lying and being at Mathuradas Road, Kandivali (West), Mumbai – 400067.

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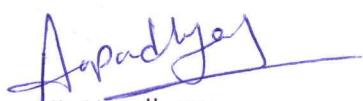
4) **The documents of allotment of plot:-** i) Consent Decree dated 21<sup>st</sup> january, 1981 passed by High Court (O.O.C.J.) duly register with Sub-registrar and Assurance Borivali under serial no. S-301-1982 register on 25.05.1982, executed in favour of Abhilasha Railway Employee's CHS Ltd.

ii) By Virtue of Development Management Agreement dated 26<sup>th</sup> May, 2022 executed amongst Abhilasha Railway Employee's CHS Ltd as Society of the First part, Members as Confirming Party of Second part and **M/s. NEXA BUILDCON LLP**, as The Development Manager of Third Part, duly registered under serial no. BRL7-7738-2022 with Sub-registrar of Assurance Borivali.

5) Any other relevant title: Not Applicable.

6) Litigations if any: Not Applicable

Date: 15.11.2022

  
Ajit Upadhyay  
(Advocate)

**AJIT O. UPADHYAY**  
Advocate High Court,  
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CHS Ltd., Opp. Railway Station,  
Mira Road (East), Thane-401107.