

B-4, 213, Rajashree Shopping Center CHS LTD., Opp. Station, Mira Road (East), Thane-401107, Email: 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 21st 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 26th 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 26th 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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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.

2) 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.

3) **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]

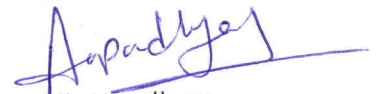
4) **The documents of allotment of plot:-** i) Consent Decree dated 21st January, 1981 passed by High Court (O.O.C.J.) duly register with Sub-registrar and Assurance Borivali under serial no. S-301-1982 register on 25.05.1982, executed in favour of Abhilasha Railway Employee's CHS Ltd.

ii) By Virtue of Development Management Agreement dated 26th 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,
B-4, 213, Rajashree Shopping Center
CHS Ltd., Opp. Railway Station,
Mira Road (East), Thane-401107.