



Mob:7738307133

RATNAKAR T. MISHRA

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(ADVOCATE HIGH COURT, MUMBAI)

Office.ACBA,3rd . Floor,M.M.Court Andheri, Andheri (E),Mumbai-400069

Ref. No. _____

Date: 17.10.2022

FORMAT - A
(Circular No. 28/2021)

To,
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot of land of admeasuring 3100 square meters area, situated at New Shyam nagar, Near Bal Vikas High School, Jogeshwari (East), Mumbai - 400060 constructed on Plot of land bearing CTS No. 165, 166 and 169 (part), of revenue Village: Majas, Taluka - Andheri & District Mumbai Suburban, in Registration and Sub-Registration District of Mumbai Suburban (hereinafter referred to as **SAID PLOT**).

I have investigated the title of the said plot on the request of **M/s. Keemaya Build Pvt. Ltd., through its Director Mr. Dinesh Bansal & Mr. Sudhanshu Agrawal**, and following documents i.e. :-

1. Plot of land of admeasuring 3100 square meters area, situated at New Shyam nagar, Near Bal Vikas High School, Jogeshwari (East), Mumbai - 400060 constructed on Plot of land bearing CTS No. 165, 166 and 169 (part), of revenue Village: Majas, Taluka - Andheri & District Mumbai Suburban,



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in Registration and Sub-Registration District of Mumbai Suburban.

2. By Development Agreement Dated 01.03.2013 and the same is duly notarized on 24.06.2013 before Notary, regarding the Plot of land of admeasuring 3100 square meters area, situated at New Shyam nagar, Near Bal Vikas High School, Jogeshwari (East), Mumbai - 400060 constructed on Plot of land bearing CTS No. 165, 166 and 169 (part), of revenue Village : Majas, Taluka - Andheri & District Mumbai Suburban, in Registration and Sub-Registration District of Mumbai Suburban, by and between **M/s. Parijatak Co-operative Housing Society (Proposed)**, through its office bearers i.e. Mr. Arun Vishwanath Naravankar (Chairman), and 14 others, referred to as the party of the **FIRST PART / SOCIETY** therein and **M/s. Keemaya Build Pvt. Ltd.**, through its **Director Mr. Dinesh Bansal & Mr. Sudhanshu Agrawal**, referred to as the party of the **SECOND PART / BUILDER / DEVELOPER** therein, on the terms & conditions mentioned therein.

3. 7/12 extract or property card issued by City Survey Officer, Andheri, Dist. Mumbai Suburban mutation entry no. 442 dated 16.12.2015.



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4. Search report for 30 years from 1993-2022.

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 **M/s. Keemaya Build Pvt. Ltd.**, is clear, marketable and without any encumbrances.

Owners of the land.

(a) **Maharashtra Housing & Area Development Authority**

CTS No. 165, 166 and 169 (part), Khata No. 164.

(4) Qualifying comments/remarks if any as per _____

3/- The report reflecting the flow of the title of the **M/s. Keemaya Build Pvt. Ltd.**, (owner/ prompter/ developer/ company) on the said land is enclosed herewith as annexure.

End: Annexure.

Date: 17-10-2022

17/10/2022
R. T. Mishra
Advocate, B.Ed. LL.B.
Annawadi, Tople Wadi, West
Express Highway, Opp. Sai Ser
Andheri (E), Mumbai-400 09
(Stamp)



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FORMAT - A
(Circular No. 28/2001)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract / property card as on date of application for registration.
2. Mutation entry no. 442 dated 16.12.2015.
3. Search report for 30 years from 1993-2022 taken from Sub - registrar office at Andheri.
4. Any other relevant title - NA.
5. Litigations if any - NA.