

SUNIL PRABHAKAR LAHANE

ADVOCATE, HIGH COURT, MUMBAI

1206, B-Wing, Dalamal Tower, Nariman Point, Mumbai 400 021 - Mob: 9892744138.
Email: advsunillahane@gmail.com

To
MahaRERA
BKC, Housefin Bhavan,
near RBI, E Block,
Bandra Kurla Complex,
Bandra East,
Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Land bearing CTS No. 345A/1 admeasuring 51,459.3 sq. mtrs. or thereabouts situate at Village Marol, Taluka Andheri, District of Bombay City and Bombay Suburban comprising of freehold are a /land admeasuring 46705.84 sq. mtrs. and leasehold area/land admeasuring 4753.46 sq. mtrs. (hereinafter referred to as the "said Property")

1. I have investigated the of the said Property on the request of Neepea Real Estates Private Limited and the following documents i.e.

1) Description of the said Property

Land bearing CTS No. 345A/1 admeasuring 51,459.3 sq. mtrs. or thereabouts situate at Village Marol, Taluka Andheri, District of Bombay City and Bombay Suburban comprising of freehold are a /land admeasuring 46705.84 sq. mtrs. and leasehold area/land admeasuring 4753.46 sq. mtrs. (hereinafter referred to as the "said Property")

2) The documents of allotment of the said Property

As mentioned in Annexure "A"

3) Property card issued by City Survey Office, Vile Parle dated 15th December, 2021, Mutation entry No. 572 dated 24th October, 2011

4) Search report for 30 years from 1991 till 2021.

2. On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property, I am of the opinion that the title of Neepea Real Estates Private Limited is clear and marketable subject to encumbrances as mentioned in Annexure "B".



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3. The report reflecting the flow of Title of Neepea Real Estates Private Limited on the said Property is enclosed herewith as annexure.

Enclosed : Annexure.

Dated 16th December, 2021

Yours truly,



Sunil P. Lahane

Advocate, High Court

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