



Date: 28/12/2023

To  
FLUID REALTY LLP,  
401, X'cube, Plot-C-16, S. No. 41,  
Opp. Laxmi Industrial Estate,  
Andheri (West), Mumbai – 400053

Sub: Explanation as to the discrepancy in CTS Numbers.

Ref: LEGAL TITLE REPORT dt. 19/10/2023 w.r.t. ALL THAT piece and parcel of plot of Land admeasuring 2668.8 Sq.mtrs. bearing CTS No. 368/A, 368/A/1 to 368/A/9 of Village – Malad (North), Taluka – Borivali, District – Mumbai Suburban situate at 51, Shankar Lane, Kandivali (West), Mumbai - 400 067 (Hereinafter referred to as “the said Property”).

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With reference to the aforesaid Legal Title Report Dt.19/10/2023 issued by us we hereby give clarification in respect of CTS No. 368 as appearing in Commencement Certificate issued by MCGM as under:-

1. That the Legal Title Report Dt.19/10/2023 issued by us clearly mentions everywhere the CTS Number of property as CTS No. 368/A, 368/A/1 to 368/A/9.
2. That clause (x) on page no. 8 of Legal Title Report Dt.19/10/2023 reads as under:-

*“the name of the society is also mutated in the P.R. Card for CTS No. 368/A, 368/A/1 to 368/A/9 vide Mutation Entry Dt.28/12/95, However the name of the Society is recorded as Holder only on P.R.Card bearing CTS No. 368/A, 368/A/1, 368/A/7, 368/A/8 and 368/A/9 of Village – Malad (North), Taluka – Borivali, District – Mumbai Suburban.”*

3. That nowhere in the entire Legal Title Report Dt.19/10/2023, the CTS Number is mentioned as 368.
4. Here it is pertinent to note that, as per DP Remarks 2034 there is single CTS No. 368 whereas as per CTS Plan the plot is subdivided as 368/A, 368/A/1 to 9 & 368B wherein 368B is already handed over and PR Card is transferred in the name of MCGM. As per B.M.C. rules the CTS Plan always supersedes, as a result in all the documents i.e. Title Certificate, I.O.D. Plan etc. it is written as 368/A, 368/A/1 to 9, However due to software limitations in C.C. the CTS Number is shown as 368 and that it appears that CTS No.368 same has been renumbered as CTS No. 368/A, 368/A/1 to 9 and therefore for all purpose the correct CTS Number shall be considered as 368/A, 368/A/1 to 9.

Kindly take the aforesaid on your record.

Yours Truly,

  
(Advocate)