

To MahaRERA,

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to CTS No. 379, 379/1 & 2, 381, 382, 382/1 to 4, 384, 386, 389, 389/1 to 3, situated at Village Chakala, Taluka Andheri, Mumbai.

I have investigated the title of the said plot relying upon the title Report issued by the Advocate Balu S. Dhattrak dated 29th December, 2017 on the request of M/s Krishna Developers Private Limited and following documents i.e' :-

1) Description of the property.

Land Bearing Survey No. 40, Hissa no. 3, bearing Corresponding CTS No. 381 (p) admeasuring 786.9 sq. meters or thereabouts situated at Village Chakala, Taluka Andheri, Mumbai.

Land bearing CTS No. 379, 379/1, 379/2, 382, 382/1 to 4, 384, 386, 389/1 to 3 admeasuring in the aggregate 6670.10 sq.meters or thereabouts situated at Village Chakala, Taluka Andheri, Mumbai.

2) Title Report Issued by the Advocate Balu S. Dhattrak dated 29th December, 2017.

3) Development Agreement dated 21st March 2005 made between Arvind Kamalakar Nair therein called the Owner and M/s Krishna Developers Private Limited therein called the Developer registered with the office of the Sub Registrar of Assurances at Bandra under Serial No. BDR- I/2484/2005.

4) Development Agreement dated 18th November 2005 made between Shri Shakti Prints Private Limited therein called the Owner and M/s Krishna

Developers Private Limited therein called the Developer registered with the office of the Sub Registrar of Assurances at Bandra under Serial No. BDR-I/9325/2005.

5) CTS No. 379/A Property card issued by City Survey Officer, Villeparle dated 06/06/2019, mutation entry no 527

CTS No. 379/2 Property card issued by City Survey Officer, Villeparle dated 05/10/2019, mutation entry no 542

CTS No. 381/A Property card issued by City Survey Officer, Villeparle dated 03/12/2019, mutation entry no 545

CTS No. 381/B Property card issued by City Survey Officer, Villeparle dated 10/12 /2019, mutation entry no 546

CTS No. 379/1, 382, 382/1, 382/2, 382/3, 382/4, 386 Property card issued by City Survey Officer, Villeparle dated 18/06/2015, mutation entry no 411

CTS No.384 Property card issued by City Survey Officer, Villeparle dated 07/11/2015, mutation entry no 431

CTS No. 389/1,389/2, 389/3 Property card issued by City Survey Officer, Villeparle dated 16/10/2015, mutation entry no 428

CTS No. 389 Property card issued by City Survey Officer, Villeparle dated 18/11/2015, mutation entry no 434

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 following owner/promoter/company is clear, marketable and without any encumbrances.

Owners of the land

(1) Arvind Kamlakar Nair CTS No. 381

(2) Shri Shakti Prints Private Limited CTS No. 379, 379/1, 379/2, 382, 382/1 to 4, 384, 386, 389/1 to 3

(3) That M/s Krishna Developers Private Limited has paid full amount to Arvind Kamlakar Nair and Shri Shakti Prints Private Limited with respect to the

Development Agreement dated 21st March 2005 & 18th November 2005 and no amount whatsoever are payable to either of them under the aforesaid Development Agreement.

(4) That there is no litigation pending before any Court, Forum or Authority in respect of the said property and/or the right of the Company to develop the said Property.

The report reflecting the flow of the title of the owner/ promoter/ developer/company on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 05/01/2022


Advocate



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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 527, 542, 545, 546, 411, 431, 428, 434
- 3) Title Report Issued by the Advocate Balu S. Dhatrak dated 29th December, 2017.
- 4) Any other relevant title.

Date: 05/01/2022

Advocate



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