



VSK ASSOCIATES

ADVOCATES & SOLICITORS.

HIGH COURT, BOMBAY

Legal Consultants

Kandivali Office : **Vijaykumar & Co.**, Krishna Palace, Gr. Floor, Near Sai Dram, Western Express Highway, Kandivali (E), Mumbai - 400 101.

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FORMAT-A
(CIRCULAR NO. 28/2021)

To,
MAHAREKA
Housing Bhavan, Near RBI,
E-Block, Bandra/Kurla Complex,
Mumbai 400-051.

LEGAL TITLE REPORT.

SUB: This clearance certificate with respect to plot bearing CTS no. 192/1(part) situated at village Ghatkopar, Pant Nagar, Taluka Kurla, Mumbai Suburban Dist. (herein after referred as the "Said Property".)

I have investigated title of the said plot on the request of M/s Drushti Realtors Pvt. Ltd. and upon a perusal of documents of title, I state as under:

1. Description of Property:
(i) All that plot of the land bearing CTS no. 192/ (1) part of village Ghatkopar Pant Nagar, Taluka Kurla, Mumbai Suburban District area admeasuring 2803.72 sq. mts.
2. The documents of allotment of plot
(i) Development Agreement Dt. 24th December 2009
(ii) Supplementary Development Agreement. Dt. 9th June 2010
(iii) Indenture of lease Dt. 28/11/2016.
(iv) Power of Attorney Dt. 9th June 2010.

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 is clear, marketable and without any encumbrance.

OWNER OF THE LAND

In respect of the property : Pantnagar Trishul Co-Operative Housing Society Limited.

The search report reflecting the flow of title of the owner to the developer on the said land as referred above is enclosed.

Date: 6th December 2021



Ulhas Pai
6/12/2021
(Ulhas Pai)
Advocate High Court
For VSK Associates



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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. 1352 dated 9th December 1971, 13th December 1971.
- 3) Search report for 40 years from 1991 to 2021 Taken from Sub-Registrar' office at
Bandra, Borivali,,Kurla,Goregaon and Mumbai.
- 4) Any other relevant title. N.A.
- 5) Litigations if any : NIL

Date: 6th December 2021



Ulhas Pai
6,12,2021
(Ulhas Pai)
Advocate. High Court
For VSK Associates