



Sunil S. Vichare

M.A., L.L.B

ADVOCATE HIGH COURT

Date: 13.01.2022

FORMAT-A

Circular No. 28/2021

To,

Maha RERA

6th & 7th Floor, Housefin Bhavan, Plot No.
C - 21, E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051
Tel. No. 022 68111600

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect to Land & Building Survey No. 113 Part, C.T.S. No. 356 Part area admeasuring 915.95 square meters (928.47 Sq.mtrs -as per demarcation) of the Kannamwar Nagar SHRI RAMESHWAR Co. operative Housing Society Ltd., Building No.48, Situated at Kannamwar Nagar - II, Vikhroli (East) Mumbai -400 083, of revenue Village - Hariyali, Taluka- Kurla Mumbai Suburban District. (Hereinafter referred to as the said Plot)

I have investigated the title of the said Plot on the request of **M/s. Shiddhivinayak Developers**, a Partnership Firm, registered under the Indian Partnership Act, 1932, through its Partners **MR. PRAVIN PANCHABHAI PATEL**, **MR. JIGAR B. DAMA**, having office at B-301/302, Damji Shamji Corporate Square, Laxmi Nagar, Ghatkopar (E), Mumbai -400 075 and following documents.

- 1) Description of the Property,
- 2) Demarcation Report,

VICHARE & ASSOCIATES

Office No. 1, Shefers Apt. Opp. J.K.Tower, Station Road, Vikhroli (East), Mumbai - 400 083.
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- 3) The documents of allotment of Plot (Sale deed/Lease deed)
- 4) Development Agreement dated 27th May 2021,
- 5) Search Report for 30 years from Form 1998 till 2021,

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 Kannamwar Nagar SHRI RAMESHWAR CHS.LTD., Building No. 48 situated at Kannamwar Nagar – II, Vikhroli (E), Mumbai -400 083, Village – Hariyali, Taluka- Krula, MSD is clear, Marketable and without any encumbrances.

OWNERS OF THE LAND

(1.) C.T.S. No. 356 (pt)/Survey No. 113

Qualifying Comments/ remarks if any- Based on the documents and subject to whatever is stated above, I am of the opinion that right, title and interest in the said property i.e. Land & Building Survey No. 113 Part, C.T.S. No. 356 Part area admeasuring 915.95 square meters (928.47 Sq.mtrs -as per demarcation) of the Kannamwar Nagar SHRI RAMESHWAR Co. operative Housing Society Ltd., Building No.48, Situated at Kannamwar Nagar –II, Vikhroli (East) Mumbai -400 083, of revenue Village – Hariyali, Taluka- Kurla Mumbai Suburban District, is clear, and free from all encumbrances and reasonable doubts.

(2.) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl : Annexure



Vichare
Advocate

SUNIL S. VICHARE
Advocate High Court
38/1225, Tagore Nagar,
Vikhroli (E), Mumbai - 400 083.
Roll No. MAH/2090/2003



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FORMAT – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) PR Card as on date of application for registration.
- 2) Demarcation Report,
- 3) The documents of allotment of Plot (Sale deed/Lease deed)
- 4) Development Agreement dated 27th May 2021,
- 5) Mutation Entry No.: -
- 6) Search report from 1998 to 2021
- 7) Litigations if any : - No

Date: 13.01.2022


Advocate

SUNIL S. VICHARE

Advocate High Court

38/1225, Tagore Nagar,

Vikhroli (E), Mumbai - 400 083.

Roll No. MAH/2090/2003

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