



**Format – A**

**(Circular No.28/2021)**

**To,**  
**MahaRERA**

**Dated: 23.07.2021**

**Legal Title Report**

Sub : Title clearance certificate with respect to all that leasehold piece and parcel of land bearing Plot No. 280 of Suburban Scheme No. VII (Khar), bearing CTS No. E/550 of Village E-Ward, City Survey Bandra, H West Ward admeasuring 775.9 square meters (i.e. 927.96 square yards) in the estate of the Laxmi Co-operative Housing Society Limited, situate at 12<sup>th</sup> Road, Khar (West), Mumbai – 400 052 (hereinafter referred to as the said Plot).

I have investigated the title of the said plot on the request of Anish Dilip Shah & Manish Dilip Shah and following documents i.e.:-

1. P.R. Card as on date of application for registration
2. Mutation Entry No. 6340
3. Search report for 101 years from 1915 to 2015 and for 3 years from 2015 to 2018 taken from Sub-Registrar's office at Mumbai, Bandra, Andheri, Khar & Jogeshwari.
4. 10 nos. of shares bearing certificate no. 000055 of Rs.50/- each having distinctive nos. 437 to 446 (both inclusive) of The Laxmi Co-Op. Housing Society Ltd.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot, I am of the opinion that the title of Anish Dilip Shah & Manish Dilip Shah is clear, marketable and without any encumbrances.

The report reflecting the flow of the title of Anish Dilip Shah & Manish Dilip Shah on the said plot is enclosed herewith as annexure.

**Salman Yusuf Shaikh**

**Advocate, High Court.**



**SALMAN Y. SHAIKH**  
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Advocate High Court



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### Flow of the Title of the said Plot

1. P.R. Card as on date of application for registration
2. Mutation Entry No. 6340
3. Search report for 101 years from 1915 to 2015 and for 3 years from 2015 to 2018 taken from Sub-Registrar's office at Mumbai, Bandra, Andheri, Khar & Jogeshwari.
4. 10 nos. of shares bearing certificate no. 000055 of Rs.50/- each having distinctive nos. 437 to 446 (both inclusive) of The Laxmi Co-Op. Housing Society Ltd.

Salman Yusuf Shaikh

Advocate, High Court.

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