



**FORMAT A**  
(Circular No 28/2021)

To  
Maharashtra Real Estate Regulatory Authority  
Housefin Bhavan, Plot no C – 21, E Block  
Bandra Kurla Complex, Bandra East  
Mumbai – 400 051.

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to freehold land bearing Cadastral Survey No 7/647 of Mahim Division, bearing Final Plot No 107 of TPS No II of Mahim, admeasuring approximately 3,290 square yards equivalent to about 2,750.85 square meters, situate lying and being at Lady Jamshedji Road, Mahim, Mumbai – 400 016 within the Registration Sub-District and District of Mumbai City (hereinafter referred to as the “said Land”) along with the structures previously standing thereon (hereinafter referred to as the “said Structures”). The said Land and the said Structures are hereinafter collectively referred to as the “said Property”.

**A.** We have investigated the title of the said Land on the request of Suraj Estate Developers Private Limited (“Suraj Estate”), on the basis of the following:

1. Description of the property:

Freehold land bearing Cadastral Survey No 7/647 of Mahim Division, bearing Final Plot No 107 of TPS No II of Mahim, admeasuring approximately 3,290 square yards equivalent to about 2,750.85 square meters, situate lying and being at Lady Jamshedji Road, Mahim, Mumbai – 400 016 within the Registration Sub-District and District of Mumbai City along with the structures previously standing thereon.

2. Documents of title of the said Land:

The enclosed Title Report has been prepared on the basis of documents listed in Annexure A thereto.

3. Extract of the Survey Register for the Town and Island of Mumbai (Property Card):

The Property Card reflects the name of Suraj Estate as the owner of the said Land.

4. Search in the records of the concerned Sub-Registrar of Assurances at Mumbai for the period from 1992 to 2021 (30 years) has been caused for issuance of the enclosed Title Report, through Mr Vinod Sawant, an independent search clerk, who has submitted his search report dated 1 October 2021.



**B.** On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that the title of Suraj Estate to the said Land is clear, marketable and is subject to the encumbrances specified in the Title Report enclosed as Appendix A.

Owner of the said Land being Cadastral Survey No 7/647 of Mahim Division, bearing Final Plot No 107 of TPS No II of Mahim within the Registration Sub-District and District of Mumbai City: Suraj Estate Developers Private Limited

**C.** The Title Report reflecting the flow of title of Suraj Estate to the said Land is enclosed at Appendix A.

Date: 12 October 2021

Yours faithfully

For Khaitan & Co

Devendra Deshmukh  
Partner

Encl: Appendix A