

SHILPA GONDALIA

Advocate High Court

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Contact: (M) 98 92 11 27 72.

Add.: C-002, Kusumbharti Co-operative Housing Society Ltd., Dattapada Road, Borivali (East) Mumbai 400 066.

FORMAT- A (Circular No.28/2021 Dated 08/03/2021)

To MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of land together admeasuring 950.3 Sq. Mtrs. As per Property Registry Card comprised in the following manner: CTS no. 1158, area admeasuring about 287.50 sq.mtrs, CTS no. 1159(A), area admeasuring about 456.80 sq.mtrs, CTS no. 1159 (1), area admeasuring about 30.90 sq.mtrs, CTS no. 1159 (2), area admeasuring about 24.40 sq.mtrs, CTS no. 1159 (3), area admeasuring about 22.60 sq.mtrs, CTS no. 1159 (4), area admeasuring about 24.40 sq.mtrs, CTS no. 1159 (5), area admeasuring about 24.40 sq.mtrs, CTS no. 1159 (6), area admeasuring about 24.00 sq.mtrs, CTS no. 1159 (7), area admeasuring about 24.40 sq.mtrs, CTS no. 1159 (8), area admeasuring about 30.90 sq.mtrs. alongwith building known as Jai Vishwambhari, Consist of Ground plus 2 upper floors assessed under property Assessment no. RS0403270010000 and an Independent ground story structure admeasuring approx. 246 Sq. ft. assessed under property Assessment No. RS0403300020000, having altogether 26 residential flats situated in Jai Vishwambhari Co-Operative Housing Society Limited, Mahatma Gandhi Road, Kandivali (West) Mumbai in the Revenue Village Kandivali, Taluka Borivali, Mumbai Suburban District "**the said Property**".

I have investigated the title of the said Property on request of **M/s. Mahavir Builders**, and based on following documents i.e.: -

- 1) Description of the property.
- 2) Letter issued by the Registrar of Societies.
- 3) Registered Deed of Conveyance dated 3rd February, 1976 registered
- 4) Property Registry Card
- 5) Search report dated 5th January, 2021.
- 6) Title Certificate dated 9th June, 2021 issued by Adv. Avadhoot Sawant.
- 7) Registered Development Agreement dated 26/06/2021.
- 8) Registered Power of Attorney dated 03/08/2021.
- 9) Search report



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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 Jai Vishwambhari Co-operative Housing Society Ltd. is of the Owner and M/s. Mahavir Builders are the developers of the said property and as such they are entitled to Re-develop the said Property and the title of the said Property is clear, marketable and without any encumbrances.

Owner of the Property:

Jai Vishwambhari Co-operative Housing Society Ltd. - land together admeasuring 950.3 Sq. Mtrs. As per Property Registry Card comprised in the following manner: CTS no. 1158, area admeasuring about 287.50 sq.mtrs, CTS no. 1159(A), area admeasuring about 456.80 sq.mtrs, CTS no. 1159 (1), area admeasuring about 30.90 sq.mtrs, CTS no. 1159 (2), area admeasuring about 24.40 sq.mtrs, CTS no. 1159 (3), area admeasuring about 22.60 sq.mtrs, CTS no. 1159 (4), area admeasuring about 24.40 sq.mtrs, CTS no. 1159 (5), area admeasuring about 24.40 sq.mtrs, CTS no. 1159 (6), area admeasuring about 24.00 sq.mtrs, CTS no. 1159 (7), area admeasuring about 24.40 sq.mtrs, CTS no. 1159 (8), area admeasuring about 30.90 sq.mtrs. alongwith building known as Jai Vishwambhari, Consist of Ground plus 2 upper floors assessed under property Assessment no. RS0403270010000 and an Independent ground story structure admeasuring approx. 246 Sq. ft. assessed under property Assessment No. RS0403300020000, having altogether 26 residential flats situated in Jai Vishwambhari Co-Operative Housing Society Limited, Mahatma Gandhi Road, Kandivali (West) Mumbai in the Revenue Village Kandivali, Taluka Borivali, Mumbai Suburban District.

Developer of the Plot:

M/s. Mahavir Builders- land together admeasuring 950.3 Sq. Mtrs. As per Property Registry Card comprised in the following manner: CTS no. 1158, area admeasuring about 287.50 sq.mtrs, CTS no. 1159(A), area admeasuring about 456.80 sq.mtrs, CTS no. 1159 (1), area admeasuring about 30.90 sq.mtrs, CTS no. 1159 (2), area admeasuring about 24.40 sq.mtrs, CTS no. 1159 (3), area admeasuring about 22.60 sq.mtrs, CTS no. 1159 (4), area admeasuring about 24.40 sq.mtrs, CTS no. 1159 (5), area admeasuring about 24.40 sq.mtrs, CTS no. 1159 (6), area admeasuring about 24.00 sq.mtrs, CTS no. 1159 (7), area admeasuring about 24.40 sq.mtrs, CTS no. 1159 (8), area admeasuring about 30.90 sq.mtrs. alongwith building known as Jai Vishwambhari, Consist of Ground plus

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2 upper floors assessed under property Assessment no. RS0403270010000 and an Independent ground story structure admeasuring approx. 246 Sq. ft. assessed under property Assessment No. RS0403300020000, having altogether 26 residential flats situated in Jai Vishwambhari Co-Operative Housing Society Limited, Mahatma Gandhi Road, Kandivali (West) Mumbai in the Revenue Village Kandivali, Taluka Borivali, Mumbai Suburban District.

FLOW OF THE TITLE OF THE SAID PROPERTY.

Sr.No.

- 1) Search report
- 2) Letter issued by the Registrar of Societies.
- 3) Registered Deed of Conveyance dated 3rd February, 1976
- 4) Property Registry Card
- 5) Search report dated 5th January, 2021.
- 6) Title Certificate dated 9th June, 2021 issued by Adv. Avadhoot Sawant.
- 7) Registered Development Agreement dated 26/06/2021 registration Sr. No. BRL-5-10885-2021.
- 8) Registered Power of Attorney dated 03/08/2021.

Dated this 7th day of December, 2021


Advocate