



# Asmita Manish Mukane

Advocate High Court

To,  
MahaRERA  
Mumbai

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to property of land bearing Survey No.8A (Part), Survey No.10 Hissa No.1 (Part), Survey No.10 Hissa No.3 (Part) and Survey No.11 Hissa No.5 corresponding CTS No.136/A of Village Andheri, Taluka Andheri, lying and being at Andheri in Greater Mumbai in the registration Sub-District of Bandra in the Mumbai Suburban containing by admeasurement 4315 Sq. Yards equivalent or thereabouts to 3624.60 Sq. Mtrs., situated at 108-A, J. P. Road, Opp. Navarang Cinema, Andheri (West), Mumbai-400058 (hereinafter referred as "the said Property").

I have investigated the title of the said Property on the request of **M/s. Alpine Infra Properties** and following documents i.e.:

- 1) Description of the property.
- 2) Indenture of Conveyance dated 12/06/1972
- 3) Development Agreement dated 24/12/2020
- 4) Irrevocable Power of Attorney dated 26/08/2021
- 5) Property Card
- 6) Search report for 30 years from 1986 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 Sunil Shopping Centre Co-Operative Housing Society Limited is the owner and M/S Alpine Infra Properties through its Partners 1) Mr. Aniket Rohidas Mhatre, 2) Mr. Anil Maghraj Goyal and 3) Mr. Vickash Rajendra Prasad Chowdhury are entitled to develop the said Property and the title of the said Property is clear, marketable and without any encumbrances.

Owner of the Property:

- 1) Sunil Shopping Centre Co-Operative Housing Society Limited - Survey No.8A (Part), Survey No.10 Hissa No.1 (Part), Survey No.10 Hissa No.3 (Part) and Survey No.11 Hissa



No.5 corresponding CTS No.136/A of Village Andheri, Taluka Andheri, lying and being at Andheri in Greater Mumbai in the registration Sub-District of Bandra in the Mumbai Suburban containing by admeasurement 4315 Sq. Yards equivalent or thereabouts to 3624.60 Sq. Mtrs., situated at 108-A, J. P. Road, Opp. Navarang Cinema, Andheri (West), Mumbai-400058

Developer of the Property:

- 1) M/S Alpine Infra Properties through its Partners 1) Mr. Aniket Rohidas Mhatre, 2) Mr. Anil Maghraj Goyal and 3) Mr. Vickash Rajendra Prasad Chowdhury- Survey No.8A (Part), Survey No.10 Hissa No.1 (Part), Survey No.10 Hissa No.3 (Part) and Survey No.11 Hissa No.5 corresponding CTS No.136/A of Village Andheri, Taluka Andheri, lying and being at Andheri in Greater Mumbai in the registration Sub-District of Bandra in the Mumbai Suburban containing by admeasurement 4315 Sq. Yards equivalent or thereabouts to 3624.60 Sq. Mtrs., situated at 108-A, J. P. Road, Opp. Navarang Cinema, Andheri (West), Mumbai-400058

The report reflecting the flow of the title of the Sunil Shopping Centre Co-Operative Housing Society Limited, as the Owner and M/S Alpine Infra Properties through its Partners 1) Mr. Aniket Rohidas Mhatre, 2) Mr. Anil Maghraj Goyal and 3) Mr. Vickash Rajendra Prasad Chowdhury, as the Developer on the said property is enclosed herewith.

#### FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Search report for 30 years from 1986 till 2021
- 2) Indenture of Conveyance with registration Document Serial No. 2904 dated 17/06/1972.
- 3) Development Agreement dated 24/12/2020 with registration Document Serial No. BDR-18/12147/2020.
- 4) Irrevocable Power of Attorney dated 26/08/2021 with registration Document Serial No. BDR-18/10969/2021.

Date: 2<sup>nd</sup> September, 2021



  
**Asmita Manish Mukane**

**Advocate High Court, Mumbai**  
112, Mehta Chamber, Behind Tungareshwar  
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Advocate