

Akash P. Shah B.L.S, LL.B.

ADVOCATE HIGH COURT

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FORMAT - A

To
MAHA RERA,
Mumbai

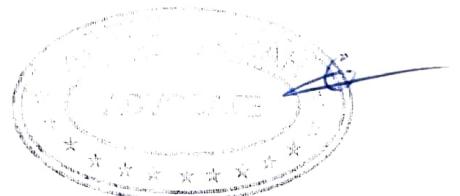
TITLE REPORT

Sub: Title clearance certificate with respect to All that piece or parcel of land or ground admeasuring 3452.64 Square meters (3672.94 less 220.30 Square meters area under encroachment) bearing Survey No 107 – A (part) and City Survey No. 539 / K -1 (Part) Village CHAKALA, Taluka Andheri, lying and situated at Plot No. 48, Parsiwada, Sahar Road, Andheri (E), Mumbai - 400 099 in the District Mumbai Suburban in the Registration District of Mumbai. (hereinafter referred as the said plot“)

1. I have investigated the title of the said plot on the request of my Client

M/S. GAGANGIRI CONSTUTCION (hereinafter referred to as “the Developer ”and following documents i.e. :-

i. Land admeasuring 3452.64 Square meters (3672.94 less 220.30 Square meters area under encroachment) bearing Survey No 107 – A (part) and City Survey No. 539 / K -1 (Part) Village CHAKALA, Taluka Andheri, lying and situated at Plot No. 48, Parsiwada, Sahar



Road, Andheri (E), Mumbai - 400 099 in the District Mumbai
Suburban in the Registration District of Mumbai.

- ii. Deed of lease dated 15.03.2008 and Deed of sale dated 15.03.2008
- iii. 7/12 extract or property card issued by city survey office, mutation entry No. Nil.
- iv. MAHADA being the land owner and the name of MAHADA is standing in the property card.
- v. Development agreement dated executed between Sahar Tower Co-operative Housing Society Limited and Kumar Urban Development Private limited (formerly Kumar Builders Mumbai Realty Private Limited and M/S Gagangiri Construction and Shri Sarvajanik Ganeshotsav Mandal and Shivsena Uddhav Balasaheb Thackeray Shakha No. 83
- vi. Search report for 30 years from 1993 to 2023

2. 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 the property described in the schedule herein underwritten is clear, marketable and without any encumbrances.

Lessee of the land

1) **SAHAR TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society duly registered under the provisions of the Maharashtra Co-operative Societies Act



situated at under the Registration No. BOM/HSG/7760 of 1982 dated 29th March 1982, having its registered office at Plot No.48, Parsiwada, Sahar Road, Andheri (East), Mumbai 400 099.

2) Qualifying comments/remarks if any

3. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land or ground admeasuring 3452.64 Square meters (3672.94 less 220.30 Square meters area under encroachment) bearing Survey No 107 – A (part) and City Survey No. 539 / K -1 (Part) Village CHAKALA, Taluka Andheri, lying and situated at Plot No. 48, Parsiwada, Sahar Road, Andheri (E), Mumbai - 400 099; belonging to "SAHAR TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED" in the District Mumbai Suburban in the Registration District Of Mumbai Suburban and bounded as follows: -

On or towards the North	:	Private Land
On or towards the South	:	Andheri- Sahar Road
On or towards the East	:	Kol Dongri Society
On or towards the West	:	9.14 sq. meter wide Road

Mumbai: Dated 12th Day of June, 2023

A. P. Shah

AKASH P. SHAH
(Advocate)

