

VIKAS R. HIRLEKAR

B. Com. LL.B.

ADVOCATE, HIGH COURT, MUMBAI

FORMAT -A

(Circular No.28/2021)

106, Giridwar Apartment, 1st Floor,
Near Punjab National Bank,
Mathuradas Road, Kandivli (West),
Mumbai - 400 067.
Cell : 9820127443 Off. : 2862 6031
E-mail : hirlekar_vikas@hotmail.com

TO,

MAHARERA

Ref. No. :

LEGAL TITLE REPORT

SUB: Title Clearance certificate with respect Plot bearing Plot NO.13 Admeasuring 836.00 sq.mtrs. or thereabout with building standing thereon known as **NEW DEEP CHS. LTD.** Consisting of Ground and 6 upper floor consisting of 28 flats bearing CTS NO. 791(Pt) of Village Bandra Taluka Andheri MSD.

I have investigated the title of the said property on the request of **DEVELOPER M/S.EXCEL INFRA CONSTRUCTION L.L.P.** and following documents i.e.:

1. DISCRIPTION OF PROPERTY :

ALL THAT PIECE AND PARCEL of land bearing Plot NO.13 Admeasuring 836.00 sq. mtrs. or thereabout with building standing thereon known as **NEW DEEP CHS. LTD.** Consisting of Ground and 6 upper floor consisting of 28 flats bearing CTS NO. 791(Pt) of Village Bandra Taluka Andheri MSD.

2. THE DOCUMENTS OF ALLOTMENT OF PROPERTY:

One MAHADA is the owner of the said property and under registered Lease Deed dated 24th April 2023 registered under No. BDR1-5782-2023 Dated 24/04/2023 allotted the said plot to **NEW DEEP CHS LTD.** for the consideration period and upon the terms and conditions recorded therein.

The said society under a Registered Development Agreement dated 21/02/2023 registered under No. BDR-2/3112/2023 dated 21/02/2023. Granted development rights for redevelopment of said building for the consideration and upon the terms and conditions recorded therein. The said society in pursuance to said agreement also grant a registered Power of Attorney dated 21/02/2023 duly registered under No. BDR-2/3114/2023 dated 21/02./2023. In favour of the developer to do various acts deed s things and matter in respect of the said property

3. The name of Maharashtra Housing and Area development Authority is appear on the P.R. Card .

2/-on perusal of the above mentioned documents and all other relevant documents relating to the said property I am of the opinion that the title of the developer is clear and marketable and without any encumbrances.



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OWNER OF THE LAND:

MAHADA is the owner in respect of ALL THAT piece or parcel of land bearing CTS No. 791 (Pt) Plot No. 13, admeasuring 836 sq. mtrs. Or thereabouts, situated at Krishen Chandra Marg, Bandra (West), Mumbai – 400 050 of Village Bandra, Taluka Andheri MSD in the Registration District and Sub District of Mumbai City and Suburban district together with a building standing thereon known as New Deep CHS Ltd.

LESSEE OF THE LAND:

New Deep CHS Ltd. are the Lessee in respect of ALL THAT piece or parcel of land bearing CTS No. 791 (Pt) Plot No. 13, admeasuring 836 sq. mtrs. Or thereabouts, situated at Krishen Chandra Marg, Bandra (West), Mumbai – 400 050 of Village Bandra, Taluka Andheri MSD in the Registration District and Sub District of Mumbai City and Suburban district together with a building standing thereon known as New Deep CHS Ltd.

3/- The report reflecting the flow of the title of the developer on the said land is enclosed herewith

Encl. : annexure

DATE: 25/05/2024

Yours truly

VIKAS R. HIRLEKAR
(ADVOCATE)



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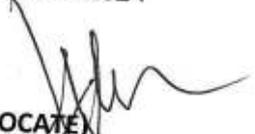
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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1. 7/12 extract/P. R. card as on the date of application for registration
2. Mutation entry No.N.A.
3. Search Report for 30 years taken from 1995 to 2024 from Sub- registrar office at Mumbai
4. Any other relevant title N.A.
5. Litigation if any N.A.

Date: 25/05/2024


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