

Manoj Shukla

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Advocate.

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Date: 16.04.2024

To,
Maharashtra Real Estate Regulatory
Authority (MAHARERA)
6th & 7th Floor, House fin 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 plot no. CTS/C.S. No.
764, 764/1 to 7 Admeasuring 795 sq.mtrs

1. I have investigated the title of the said plot on the request of M/s V P
CASA CONSTRUCTIONS LLP. Based on the following documents:-

a. **Description of the property:** Plot bearing CTS/C.S. No. 764, 764/1 to 7
Admeasuring 795 sq.mtrs, Mamledar road, p/ north ward, Malad west,
Village Malad, district Borivali, Mumbai Suburban (hereinafter referred
as the said plot).

b. **Documents of Allotment of plot:**

- i) **Development Agreement** 30/03/23 document no. BRL-
6/6356/2023 Between M/s V P CASA CONSTRUCTIONS LLP &
Liberty garden co-op housing society
- ii) **Power of Attorney** dated 30/03/23. Document no. BRL-
6/6359/2023 in favor of M/s V P CASA CONSTRUCTIONS LLP
- iii) **LOI:** Bearing P-N/PVT/0223/20230517/AP dated 15/09/2023
issued in favour of M/s V P CASA CONSTRUCTIONS LLP issued b
- iv) **Commencement Certificate** bearing No. P-
N/PVT/0223/20230517/AP dated 22/09/2023 issued in favour of
M/s V P CASA CONSTRUCTIONS LLP issued by SRA
- v) **7/12 extract** or property card issued by Revenue Department dated
15/04/2024.

ADV. MANOJ SHUKLA

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vi) Conveyance deed dated SR/BOM/1393/1/15/1970/28/3/70. C.S.
no. 5 Mumbai suburban dated 04/05/73.

C. Search report for 30 years from 1994 till 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 **M/s V P CASA CONSTRUCTIONS LLP** is clear, marketable and without any encumbrances.

Owners of the land:

LIBERTY GARDEN CO-OP HOUSING SOCIETY

Developer of the land:

M/s V P CASA CONSTRUCTIONS LLP

3/- The report reflecting the flow of the title of the Liberty Garden Co-Op Housing Society. on the said land is enclosed herewith as annexure.

Encl: Annexure.



(Manoj Shukla)
Advocate for Petitioners
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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- i) 7/12 extract / P.R. Card as on date of application for registration.
- ii) Mutation Entry No. SR/BOM/1393/1/15/1970/28/3/70. C.S. no. 5 Mumbai suburban dated 04/05/73. **Development Agreement 30/03/23** document no. BRL-6/6356/2023 Between **M/s V P CASA CONSTRUCTIONS LLP & Liberty garden co-op housing society**
- iii) **Power of Attorney** dated 30/03/23. Document no. BRL-6/6359/2023 in favor of **M/s V P CASA CONSTRUCTIONS LLP**
- iv) **LOI: Bearing P-N/PVT/0223/20230517/AP** dated 15/09/2023 issued in favour of **M/s V P CASA CONSTRUCTIONS LLP** issued by **SRA**
- v) **Commencement Certificate** bearing No. P-N/PVT/0223/20230517/AP dated 22/09/2023 issued in favour of **M/s V P CASA CONSTRUCTIONS LLP** issued by **SRA**
- vi) 7/12 extract or property card issued by Revenue Department dated 15/04/2024.
- vii) Conveyance deed dated SR/BOM/1393/1/15/1970/28/3/70. C.S. no. 5 Mumbai suburban dated 04/05/73 in favor of Liberty Garden Co-op Housing Society.
- viii) Search report for 30 years from 1994 to 2023 Taken from Sub-Registrar office of the sub- registrar of assurance at village Mumbai. (online)
- ix) Any other relevant title.-
 - Registered Development agreement
 - Registered power of attorney.
- x) Litigations if any - NO

Date: 16/04/2024.
Place: Mumbai.


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