

**AJAY S. YADAV**

**ADVOCATE HIGH COURT, MUMBAI**

Off:324, Goyal Trade Centre, Opp. HDFC Bank, Shantivan Borivali (E), Mumbai-400066.

Mob: 7028433717/7700983339. Email – ajayshyamn@gmail.com

Dated: 02/12/2024

**FORMAT-A**

(Circular No:-28/2021)

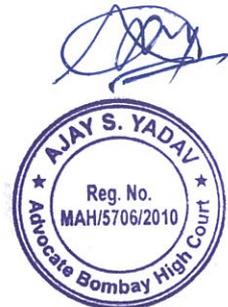
To  
MAHARERA AUTHORITY,  
6TH FLOOR, HOUSEFIN BHAVAN,  
PLOT NO C-21, E BLOCK, BKC,  
BANDRA (EAST), MUMBAI-400051  
LEGAL TITLE REPORT

**LEGAL TITLE REPORT**

**Sub: Title Clearance Certificate with respect to plot no. CTS/C.S. NO 344,344/1 to 8. Situated at Village-Mogra, Taluka. Andheri, District. Mumbai Suburban (hereinafter referred as the Said plot").**

I have investigated the title of the said plot on the request of Rajesh Arvind Surti, owner/promoter/developer, M/s. Raj Builders and developers) and following documents i.e.

1. Description of the property- CTS No 344, 344/1 to 8,, Area Admeasuring 4100 Sqmtrs.
2. The documents of allotment of plot:



7/12 extract or property card issued by City Survey dated 4/12/2023 mutation

entry no. 779, 782, 792, 794. As per property registered card

Search report for 30 years from 1995 till 2024.

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 (following owner/promoter/developer /company) is clear, marketable and without any encumbrances.

Owners of the land M/s. Raj Builders and Developers CTS/CS. NO. 344,344/1 to 8, Area Admeasuring 4100 Sq. Mtrs.

3. Qualifying comments/remarks if any NO ENCUMBRANCES

4. The report reflecting the flow of the title of the, M/s. Raj Builders and developers on the said land is enclosed herewith as annexure.

Incl: Annexure

1. Property card
2. Commencement certificate
3. Public Notice
4. Search Report

Date: 02.12.2024



Advocate



FORMAT-A

(Circular No:-28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1. 7/12 extract/P.R. Card as on date of application for registration
2. Mutation entry no
3. Search report for 30 days from 1995 to 2024 Taken from Sub-registrar office at Bandra, Mumbai
4. Any other relevant title.
5. Litigations: Civil Suit. W/P. 12137/2023 and Suit No. 213/2024 both are pending in the Hon'ble Bombay High Court.

Date:02. 12. 2024

  
Advocate.

