

S. R. RAWELL & CO.
ADVOCATES & NOTARY

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MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot Nos. **Plot No. 459** of the **Dadar Matunga Estate**, admeasuring **627.09 sq. mtrs.** bearing **Cadastral Survey No. 374/10 (New Survey No. 90/925)** of Matunga Division situated at Bhaudaji Road, Matunga, Mumbai 400019 (hereinafter referred to as the "said Plot")

We have investigated the title of **(1) Smt. Manik Sureshchandra Pandit, (2) Priya Abhay Thorat, (2) Durga Anand V. Desai, (4) Subhalaxmi Vinayak Chitnis and (5) Anjali Ashish Nevrekar** as the Lessees of the said Plot based on the following documents i.e.

1. Description of the Property:
Municipal leasehold Plot No. 459 of the Dadar Matunga Estate admeasuring about 627.09 square meters or thereabouts and registered in the books of the Collector of Land Revenue under Cadastral Survey No. 374/10 (New Survey No. 90/925) of Matunga Division, and in the Books of the Collector of Municipal Rates & Taxes under 'F' Ward No. 7639 and Street No. 1206 lying being and situated at Bhaudaji Road, Matunga, within the limits of the Municipal Corporation of Greater Mumbai, Mumbai 400019 ('Land') together with a Building known as "VISHNU SADAN" (since demolished) which was comprising of Ground and 3 (three) upper floors and 1 (One) Motor Garage (hereinafter referred to as the "said Building") and was occupied by several tenants/occupants.
2. The documents in respect of the said Property
3. Property Card

On perusal of the above-mentioned documents and all other relevant documents pertaining to the title of the said Property, we are of the opinion that the title of the Lessees - **(1) Smt. Manik Sureshchandra Pandit, (2) Priya Abhay Thorat, (2) Durga Anand V. Desai, (4) Subhalaxmi Vinayak Chitnis and (5) Anjali Ashish Nevrekar** is clear, marketable and without any encumbrances.

The Report reflecting the flow of the title of the Lessees of the said Property is enclosed herewith as Annexure.

For S. R. Rawell & Co.



Advocates

Encl: Annexure

ANNEXURE

FLOW OF TITLE OF THE SAID PROPERTY

1. Property Card
2. Documents referred to in the Advocate's Title Certificate bearing No. SI/02/21 dated 11 December 2021.
3. Litigation: Nil

For S. R. Rawell & Co.



Advocates