

FORMAT-A

(Circular No:- 28/2021)

**LEGAL TITLE REPORT**

To,  
The President,  
Maharashtra Real Estate Regulatory Authority (MahaRERA),  
Housefin Bhavan,  
Near RBI, 'E' block,  
Bandra Kurla Complex (BKC),  
Bandra (E), Mumbai- 400051.

**Sub:** Title clearance certificate with respect to plot no. CTS No. 351 (part), admeasuring 1499.98 .sq mtrs or thereabouts, along with surrounding eligible tit bit land, MHADA layout, Village 'Pahadi', Taluka Goregaon (W), situated at Shrirang Sable Marg, opp Ozone swimming pool, Siddarth Nagar, Goregaon (E), Mumbai : 400062, District Mumbai (hereinafter referred as the said "plot").

I have investigated the title of the said plot on the request of '**SILVER LIFESPACES PVT LTD**' - Developer, having its registered office at 'Silver Utopia', ground floor, opp P & G Plaza, Cardinal Gracious Road, Chakala, Andheri (W), Mumbai 400099 and following documents i.e.:-

- 1) Description of the property: - Plot no. CTS No. 351 (part), admeasuring 1499.98 .sq mtrs or thereabouts, along with surrounding eligible tit bit land, MHADA layout, Village 'Pahadi', Taluka Goregaon (W), together with building No. 1-B & 2 -B known as 'Goregaon Vihar Darshan CHS Ltd', situated at Shrirang Sable Marg, opp Ozone

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201-A, Shri Parrssva Eleganza, Jiv Daya Lane, Ghatkopar (W), Mumbai- 400086  
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swimming pool, Siddarth Nagar, Goregaon (W), Mumbai : 400062.(herein after collectively referred to as 'the said property')

2) The documents of allotment of plot:-

A) Indenture of Lease dated 9<sup>th</sup> March, 2010 with Sr No. BDR/2/02722/2010.

B) Sale Deed dated 22<sup>nd</sup> March, 2010 with Sr No. BDR/2/02723/2010.

Both registered and executed between MHADA and Society.

C) Society Registration certificate issued by Registrar Co-op Societies.

D) Registered Development Agreement dated 18<sup>th</sup> August, 2017 executed by and between the Society, Members of Society and the Developer.

E) Registered Irrevocable Power of Attorney dated 18<sup>th</sup> August, 2017 executed by and between the Society in favour of Developer.

F) Property card.

3) 7/12 extract or property card issued by ..... Dated 29/10/1980, mutation entry on 17/12/2015.

4) Search report for 30 years from 1991 till the year 2021 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 developer company is clear, marketable and without any encumbrances.

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# PALLAVI J. GANDHI

**ADVOCATE**

Owners of the land

- (1) Public Works and Housing Department
- (2) Maharashtra Housing and Development Authority
- (3) Goregaon Vihar Darshan CHS Ltd
- (4) 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.

  
Pallavi Gandhi.

(Advocate)

Date: 09/12/2021

ADV. Mrs. P. J. GANDHI  
MAH/1289-B/1994

Encl : Annexure

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**ADVOCATE**

p FORMAT -A  
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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 years from 1991 till the year 2021 taken from Sub-Registrar' office at.....
- 4) Any other relevant title.
- 5) Litigations if any.

  
Pallavi Gandhi.

(Advocate)

Date: 09/12/2021

ADV Mrs. P. J. GANDHI  
MAH/1289-B/1994

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