

PRATAP P. BHOSALE

Advocate, High Court

2, Mahipath Apartment, Ganeshwadi, Maratha, Kolsewadi, Kalyan (East),

Dist. Thane, 421306. Mob:9869011748 / 7777013588.

Off. Mumbai High Court, A.A.W.I., R. No. 18, Gr. Floor, Mumbai 32.

Email- pratappbhosale@gmail.com

Ref:

Date: 16/12/2021

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS/C.S. No 12(part) situated at Kurla Taluka / District Mumbai (hereinafter referred as the said plot "CTS/C.S. No 12(pt)")

I have investigated the title of the said plot on the request of Name of developer – M/S PARSN Foundation & Engg. Corp. and following documents i.e. :-

- 1) Description of the property. – Survey No. 229 & 267, CTS No. 12(pt), Nehru Nagar Shiv Vaibhav CHSL, Bldg No. 38, Nehru Nagar, Kurla (E), Mumbai-400 24.
- 2) The documents of allotment of plot.-
- 3) Property card issued by - City Survey Officer, dt- 11/09/1996
- 4) Search report for 30 years from – 1992 To 2021.

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. (If any encumbrances please mention in separate sheet)

Owners of the land

(1) MHADA CTS/C.S. No. 12(part)

(2) _____ CTS/C.S. No.

(3) _____ CTS/C.S. No.

(4) Qualifying comments/remarks if any

3/- The report reflecting the flow of the title of the (owner) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Advocate. Pratap P. Bhosale

Date: 16/12/2021

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) P.R. Card as on date of application for registration – City Survey Officer, dt.- 11/9/1996.

2) Mutation Entry No- N. A

3) Search report for 30 years from 1992 till 2021. Taken from Sub-Registrar' office at Mumbai, Chembur, Vikhroli & Nahur.

4) Any other relevant title- N. A

5) Litigations if any- None

Date: 16/12/2021

Advocate.- Pratap P. Bhosale

(Stamp)

PRATAP P. BHOSALE

Advocate

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Maratha Kolsewadi, Kalyan (E),
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