

**ADV. SMITESH M. BANE**

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Ref: No. 1/2023/ Legal Title Report

Date: 05/04/2023

To
The Maharashtra Real Estate Regulatory Authority
Bandra Kurla Complex,
Bandra- (East),
Mumbai- 400 051.

FORMAT A

(CIRCULAR NO: 28 / 2021)

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to plot bearing No. 12, forming part of Survey No. 26, Hissa No. 2 and Survey No. 46, Hissa No. 1 corresponding to CTS Nos. 308/7 total area admeasuring 1148. 095 sq. meters of Village Valnai, Taluka Borivali within the Registration District of Mumbai Suburban situated at Mith Chowky, Marve Road, Malad- (West), Mumbai – 400 064, (Hereinafter referred as the **said plot of land** for the sake of brevity).

Dear Sir,

I have investigated the title of the said plot of land on the request of my clients (Owners of said plot of land) viz. **Vishal Nagar**

Abhimanyu Co- operative Housing Society Limited and on the basis of following documents i.e.

1. Description of the property:

Plot bearing No. 12, forming part of Survey No. 26, corresponding to CTS Nos. 308/7 total area admeasuring 1148. 095 sq. meters of Village Valnai, Taluka Borivali within the Registration District of Mumbai Suburban situated at Mith Chowky, Marve Road, Malad-(West), Mumbai – 400 064.

2. The documents of allotment of plot:

Registered Deed of Conveyance dated 30th December, 1978 bearing Registration No. BBJ/653/1979 dated 22nd July, 2022 from M/s. New Rajasthan Builders in favour of Vishal Nagar Abhimanyu Co-operative Housing Society Limited and in view of the above, the Society is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Plot of land.

3. Property Registration Card:

The latest Property Registration Card issued by the City Survey Office, Goregaon, Mumbai Suburban District dated 23rd February, 2019 is still on the name of Original owners and it is required to be duly transferred in the name of the Vishal Nagar Abhimanyu Co-operative Housing Society Limited.

4. Mutation Entry:

Latest Mutation Entry No. 469 dated 14th July, 2015 certified by the City Survey Officer, Goregaon, Mumbai Suburban District confirms the area of the said plot of land.

5. Search Report:

Latest Title Search Report dated 8th March, 2022 for last 59 years from year 1965 till the year 2023 issued by Search Clerk Jayant A. Chipkar in respect of title search taken at the office of Sub Registrar of Assurances, Mumbai, Bandra and Borivali (I to IX).

Further Title Search Report dated 4th April, 2022 for past one (1) year i.e. for year 2023 issued by Search Clerk Jayant A. Chipkar in respect of title search taken at the office of Sub Registrar of Assurances, Mumbai, Bandra and Borivali (I to IX).

6. Development rights:

Registered Development Agreement dated 17th March, 2023 bearing registration No. BRL-6-5427 of 2023 registered with the Sub Registrar of Assurances at Borivali- VI, Mumbai Suburban District by the office bearers and members of Vishal Nagar Abhimanyu Co-operative Housing Society Ltd. in favour of Sanket Luharooka, Director of Alliance City Developers Realtors Pvt. Ltd.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot of land, I am of the opinion that the title of the said Owner i.e. **Vishal Nagar**

Abhimanyu Co-operative Housing Society Limited is clear, marketable and without any encumbrances.

Owners of the land:

Vishal Nagar Abhimanyu Co- operative Housing Society Limited for Plot bearing No. 12, forming part of Survey No. 26, Hissa No. 2 and Survey No. 46, Hissa No. 1 corresponding to CTS Nos. 308/7 total area admeasuring 1148. 095 sq. meters of Village Valnai, Taluka Borivali within the Registration District of Mumbai Suburban situated at Mith Chowky, Marve Road, Malad- (West), Mumbai – 400 064.

Qualifying comments / remarks if any- NO comments/remarks.

The report reflecting the flow of the title of Owners i.e. VISHAL NAGAR ABHIMANYU CO-OPERATIVE HOUSING SOCIETY LIMITED on the said plot of land is enclosed herewith as annexure.

Enc: Annexure.

Place: Mumbai
Date: 05/04/2023


(Smitesh M. Bane) 05/04/2023
Advocate High Court, Bombay

SMITESH M. BANE
ADVOCATE HIGH COURT
E 4 C - 11 Highway Park,
Thakur Complex, Kandivali (East),
Mumbai-400 101



ADV. SMITESH M. BANE

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Ref: No. 2/2023/Title Flow

Date: 05/04/2023

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Bandra Kurla Complex,
Bandra- (East),
Mumbai- 400 051.

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.	Particulars
1.	Registered Deed of Conveyance dated 30 th December, 1978 bearing Registration No. BBJ/653/1979 dated 22 nd July, 2022 from M/s. New Rajasthan Builders in favour of Vishal Nagar Abhimanyu Co- operative Housing Society Limited.
2.	Latest Property Registration Card dated 23 rd February, 2019 as on the date of application for registration in the name of Original Owners.
3.	Latest Mutation Entry No. 469 dated 14 th July, 2015 confirming the area of said plot land.

4. Registered Development Agreement dated 17th March, 2023 bearing registration No. BRL-6-5427 of 2023 registered with the Sub Registrar of Assurances at Borivali- VI, Mumbai Suburban District by the office bearers and members of Vishal Nagar Abhimanyu Co-operative Housing Society Ltd. in favour of Sanket Luharooka, Director of Alliance City Developers Realtors Pvt. Ltd.
5. Latest Search Report dated 8th March, 2023 for 59 years through Search Clerk Jayant A. Chipkar in respect of title search taken at the office of the Sub-Registrar of Assurances of Mumbai, Bandra and Borivali (1 to IX) from year 1965 to 2023 and Further Title Search Report dated 4th April, 2022 for past one (1) year i.e. for year 2023 issued by Search Clerk Jayant A. Chipkar in respect of title search taken at the office of Sub Registrar of Assurances, Mumbai, Bandra and Borivali (I to IX) confirming that there are no any adverse entries to the title of the said Owners viz. Vishal Nagar Abhimanyu Co- operative Housing Society Limited registered in respect of the said plot of land.
6. Any other relevant title: Not found
7. Litigations if any: Not found

Place: Mumbai
Date: 05/04/2023


(Smitesh M. Bane) 05/04/2023
Advocate High Court, Bombay

SMITESH M. BANE
ADVOCATE HIGH COURT
E 4 C - 11 Highway Park,
Thakur Complex, Kandivali (East).
Mumbai-400 101