

**ALOK KUMAR I. SINGH**  
(B.A, D.C.J, LL.M.)  
**ADVOCATE, HIGH COURT**

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Building No.18, Room No.2, Ground Floor, Shastri Nagar, Linking Road  
Extension, Santacruz (West), Mumbai-400054  
(M): 9819288140 Email: – singh.alokkumar04@gmail.com

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FORMAT-A  
(CIRCULAR NO.28/2021)

Date: 7<sup>th</sup> March 2025

To,  
**MahaRERA**  
Housefin Bhavan Plot No. C – 21  
Bandra Kurla Complex,  
Bandra (East), Mumbai 400051.

**LEGAL TITLE REPORT**

**Sub:** Title Clearance Report with respect to all that piece and parcel of land admeasuring 1925.40 square meters bearing Survey No. 281, Hissa No.2(part), C.T.S. No.694 of Village: Dahisar, Taluka Borivali, District Mumbai Suburban ("Property").

I have investigated the title of the Property based on the request of M/s. Sanctum Infratech Pvt. Ltd., a private limited company incorporated under the Companies Act, 2013 having its registered office at having their office at 309, Highway Commercial Centre, I.B. Patel Road, Goregaon (East), Mumbai-400063 ("Developer") and perused the copies of the following documents:

**(a) Description of the Property**

All that piece and parcel of land admeasuring 1925.40 square meters bearing Survey No. 281, Hissa No.2(part), C.T.S. No.694 of Village: Dahisar, Taluka Borivali, District Mumbai Suburban.

**(b) The documents in relation to the ownership of the Property:**

- i. Unilateral Deemed conveyance dated 27<sup>th</sup> October 2015 registered with the Sub. Registrar of Bombay bearing Serial No. BRL/8/8740 of 2015, executed in favor of Shreenath Bhuvan Co-operative Society pursuant to order dated 11/05/2015 by the District Deputy Registrar (DDR) under the provisions of MOFA, 1963.
- ii. Development Agreement dated 7<sup>th</sup> February 2025 registered with the Sub Registrar of Assurance Borivali-7 bearing Serial No. BRL7-

  
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2358-2025 entered into between Shreenath Bhuvan Co-operative Society and M/s. Sanctum Infratech Pvt. Ltd.

- iii. Power of Attorney dated 07<sup>th</sup> February 2025 registered with the Sub Registrar of Assurance Borivali-7 bearing Serial No. BRL7-2365-2025 executed by Shreenath Bhuvan Co-operative Society in favor of Mr. Ravi Kant Singh, Director of M/s. Sanctum Infratech Pvt. Ltd.

(d) Search Report (last 30 yrs.)

- i. Search Report dated 07<sup>th</sup> June 2024 prepared by Sandeep Ashok Shedge, Search Clerk.

On perusal of the above-mentioned documents and all other documents pertaining to the title of Property, I am of the opinion that the title of the Developer M/s. Sanctum Infratech Pvt. Ltd., to develop the Property is clear, marketable and without any encumbrance.

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 M/s. Sanctum Infratech Pvt. Ltd., is clear, marketable and without any encumbrance.

Owner of property

CTS No. 694	Shreenath Bhuvan Co-operative Housing Society
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Qualifying Comments/ remark if any: - From the search report it is seen that there is a Notice of Lis pendency dated 18/08/2023 registered with the office of Sub Registrar of Assurances Borivali under Serial No. BRL/7-12542-2023 by M/s R.N. Associates

The report reflecting the flow of the title of the Developer M/s. Sanctum Infratech Pvt. Ltd., on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 7<sup>th</sup> March 2025



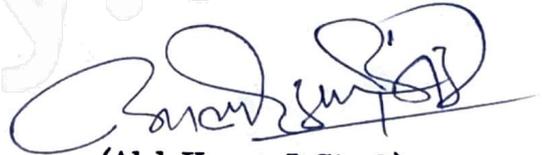
(Alok Kumar I. Singh)  
Advocate High Court

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) P.R. Card as on date of application for registration stands in the name of Shreenath Bhuvan Co-operative Society.
- 2) Search report for 30 years from 1<sup>st</sup> January 1995 to 2024 (30 Years) taken from Sub-Registrar office at Bombay, Bandra, Borivali
- 3) Any other relevant title: No
- 4) Litigations if any: YES. [ Civil Suit bearing No. 1874 of 2023 filed in Bombay City Civil Court at Dindoshi by M/S RN Associates versus Shreenath Bhuvan CHS Ltd]

Date: 07<sup>th</sup> March 2025



(Alok Kumar I. Singh)  
Advocate High Court