

Anoop Harish Wagh

Advocate High Court

**Add:- Room No. 402, Om Asmira Chs. Opp. Rana Tower Kalwa (w) Thane Cont.
No.7718080137, Email ID -anoop_wagh5688@rediffmail.com**

Ref:

Date: 20/01/2023

FORMAT - A

(Circular No:- 28/ 2021)

To

MahaRERA

6th & 7th Floor,

Housefin Bhavan,

Plot No: C - 21, E - Block,

Bandra Kurla Complex,

Bandra (E), Mumbai -400051.

LEGAL TITLE REPORT

Sub: The land adm.936.83 sq. mtrs (for short called 'the said Land' which is part of the land bearing Final Plot:- Bearing Survey No. 94C, Hissa No. Corresponding C.T.S. No.56, 56/1, to 20, Village Kanheri, Taluka Borivali, Mumbai Suburban District and within the limits of Mumbai Suburban District, Registration District & Sub-District Mumbai Suburban (for short called 'the said Larger Land')

I have investigated the title of the said plot on the request of M/s. **Vastu Nirman Realtors, admeasuring area 936.83 sq. mtrs** and following documents i.e :-

- 1) Description of the property.-** Bearing Survey No. 94C, Hissa No. Corresponding C.T.S. No.56, 56/1, to 20, Village Kanheri, Taluka Borivali,, Mumbai Suburban District and within the limits of Mumbai Suburban District, Registration District & Sub-District Mumbai Suburban.
- 2) According to mutation entry no.441 of City Survey department on dated M/s. Vastu Nirman Realtors, Registered there name as owner.**

ANOOP HARISH WAGH
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- 3) Property card issued by City Survey Department of **Borivali**, mutation entry no **441**, on dated **27/11/2014**
- 4) Search report for **60 years from 1960 till 2019**, receipt no. **6455/2019** on dated **28/11/2019**.

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 **M/s. Vastu Nirman Realtors** is clear, marketable and without any encumbrances. Owners of the land

- 1) **CTS/C.S. NO. C.T. Survey No. 56, 56/1 to 20**, situated at Village - **Kanheri, Taluka - Borivali, Mumbai Suburban District**, total admeasuring area **936.83 sq.mtr**

The report reflecting the flow of the title of the **M/s. Vastu Nirman Realtors**, on the said land enclosed herewith as annexure.

Encl. Annexure

Date - 20/01/2023


Advocate.
ANOOP HARISH WAGH
(Stamp)
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FLOW OF THE TITLE OF THE SAID LAND

**C.T. Survey No. 56, 56/1 to 20, situated at Village – Kanheri, Taluka –
Borivali, Mumbai Suburban District, total admeasuring area 936.83
sq.mtr**

Sr. No.

- 1) P.R. Card as on date of application for registration .**
- 2) Mutation Entry No. 441 on dated 27/11/2014.**
- 3) Search report for 60 years from 1960 to 2019, Taken from
Sub-Registrar office at Borivali.**

Date:20.01.2023

Advocate.

ANOOP HARISH WAGH

(Stamp)

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