

**FORMAT A
(CIRCULAR NO 28/2021)**

LEGAL TITLE REPORT

To,
Maha RERA,

Sub: Title clearance certificate with respect all that piece and parcel of land admeasuring about 774.26 sq. mtrs., situate at St. Paul Street, Naigaum, Dadar (E), Mumbai 400 014 bearing Cadestral Survey No.800, 804 of Dadar Naigaum Division, Naigaum Estate within the registration District and Sub-District of Mumbai City, more particularly described in the Schedule hereunder written (hereinafter referred to as the **Property**).

We have investigated the title of the said plot on the request of (Space Infra, a partnership firm) and following documents i.e.: -

1. Description of the Property.

All that piece and parcel of land admeasuring about 774.26 sq. mtrs., situate at St. Paul Street, Naigaum, Dadar (E), Mumbai 400 014 bearing Cadestral Survey No.800, 804 of Dadar Naigaum Division, Naigaum Estate within the registration District and Sub-District of Mumbai City.

2. The Documents of allotment of Plot:

We have perused the following documents:

a) Indenture dated 18th September 1950.

- b) Indenture of Lease dated 6th September 1951 (registered at Sr. No. BOM-5295/1951) (original Indenture of Lease of Makkah Manzil).
- c) Indenture of First License dated 13th April 1960.
- d) Indenture of Second License dated 15th January 1975.
- e) Indenture of Third License dated 16th June 1975.
- f) Deed of Assignment dated 28th March 2016 (registered under Srl. No.BBE-1/4646/2016).
- g) Deed of Release dated 26th August 2016 (registered under Srl.No.BBE-1/6868/2016).
- h) Deed of Assignment dated 22nd December 2017 (registered under Srl.No.BBE-1/5955/2017).
- i) Deed of Rectification dated 22nd December 2017 (registered under Srl.No.BBE-1/5965/2017).
- j) Order dated 18th January 2023 of Assistant Commissioner (Attachment) MCGM of Amalgamation Order.
- k) Property Card dated 24th June 2018.
- l) Property Card dated 11th January 2023.
- m) Property Card dated 18th June 2024.
- n) Search report for 51 years from 1973 Till 2024

3. Property Card dated 18th June 2024

4. Search report for 51 years from 1973 Till 2024

5. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property we are of the opinion that the title of Owner Space Infra is clear, marketable and without any encumbrances.



**Doshi
& Co.**
Estd. in 1972

**Lalit Doshi
Khushi Doshi**

6. **Owners of the land: Space Infra**

7. The report reflecting the flow of the title of the Owner Space Infra on the said land is enclosed herewith as annexure.

Dated this 12th day of December 2024.

Encl:
Annexure.

For Doshi & Co.,


Partner

Housiey.com

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MAH No. MAH-LF/530/2023 | OS. Regd. No.935 | Email: doshico.adv@gmail.com | Tel: +91 7666686657.

FORMAT A
(CIRCULAR NO 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

All that piece and parcel of land admeasuring about 774.26 sq. mtrs., situate at St. Paul Street, Naigaum, Dadar (E), Mumbai 400 014 bearing Cadestral Survey No.800, 804 of Dadar Naigaum Division, Naigaum Estate within the registration District and Sub-District of Mumbai City

Sr.No.

1. **7/12 extract / P.R. Card as on date of application for registration:**
Property Card dated 18th June 2024
2. **Mutation Entry No.:** NIL
3. **Search report for 30 years from Taken from Sub-Registrar office:**
Search report for 51 years from 1973 Till 2024
4. **Any other relevant title:**
 - a) Indenture dated 18th September 1950.
 - b) Indenture of Lease dated 6th September 1951 (registered at Sr. No. BOM-5295/1951) (original Indenture of Lease of Makkah Manzil).
 - c) Indenture of First License dated 13th April 1960.
 - d) Indenture of Second License dated 15th January 1975.
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- i) Deed of Rectification dated 22nd December 2017 (registered under Srl.No.BBE-1/5965/2017.
- j) Order dated 18th January 2023 of Assistant Commissioner (Attachment) MCGM of Amalgamation Order.
- k) Property Card dated 24th June 2018.
- l) Property Card dated 11th January 2023.
- m) Property Card dated 18th June 2024.
- n) Search report for 51 years from 1973 Till 2024
- o) Our Title Report dated 10th December 2024 showing the flow of Title of the said Property to Space Infra.

5. **Litigations if any:** NIL.

Date: 12th December 2024

For Doshi & Co.

Partner