

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

Building No.18, Room No.2, Ground Floor, Shastri Nagar, Linking Road Extension,
Santacruz (West), Mumbai-400054
(M): 9819288140

Email: – singh.alokkumar04@gmail.com

Date: 02nd December 2024

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 4,547.50 square meters bearing Survey No. 353, Hissa No.2, C.T.S. No.653, 653/1 to 17 of Village: Malad (South), Taluka Borivali, District Mumbai Suburban ("Property").


I/We have investigated the title of the Property based on the request of M/s. Ayyappa Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at having their office at 402-407, Traffic lite, M. G. Road Ghatkopar (West), Mumbai-400 086 ("Developer") and perused the copies of the following documents:

(a) Description of the Property

All that piece and parcel of land admeasuring 4547.50 square meters bearing Survey No. 353, Hissa No.2, C.T.S. No.653, 653/1 to 17 of Village: Malad (South), Taluka Borivali, District Mumbai Suburban.

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

- i. Deed of Conveyance dated 20th June 1988 registered with the Sub. Registrar of Bombay bearing Serial No. PBBJ-1450/1988 on 14/06/1995, entered into between Smt. Madalasa Sudhir Rele and Shri. Devkumar H. Kavrie.



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- i. Deed of Conveyance dated 15th February 2011 registered with the Sub Registrar of Assurance Borivali-VI bearing Serial No. BRL12-01359-2011, entered into between Smt. Leela Hammanna Kavrie & Ors and M/s. Ayyappa Developers Pvt. Ltd.
- ii. Deed of Conveyance dated 4th April 2011 registered with the Sub Registrar of Assurance Borivali-VI bearing Serial No. BDR-12-02759-2011 on 05/04/2011 entered into between Shri. Nandkumar Moreshwar Satghar & Ors and M/s. Ayyappa Developers Pvt. Ltd.,
- iii. Consent Term dated 27th February 2014 filed in Appeal from Order (L) No. 31306 of 2013 before the Hon'ble High Court Bombay.
- iv. Consent Decree dated 21st April 2014 registered with the Sub Registrar of Assurance, Borivali-7 bearing Serial No. BRL7- 7413-2014 on 11/09/2014.
- v. Supplementary Agreement dated 11th September 2014 registered with Sub Registrar of Assurance, Borivali-7 bearing Serial No. BRL7- 7414-2014 on 11/09/2019 entered into between Smt. Madalasa Sudhir Rele and Ors. and M/s. Ayyappa Developers Pvt. Ltd.

(d) Search Report for 30 years:

- i. Search Report dated 30th August 2015 prepared by Mr. Deepak Toraskar, Search Clerk.
- ii. Search Report dated 2nd September 2024 prepared by Mr. Rakesh Kubal of R. K. Consultant, Search Clerk.



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On perusal of the above-mentioned documents and all other documents pertaining to the title of Property, we are of the opinion that the title of the Developer- M/s. Ayyappa Developers 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. Ayyappa Developers Pvt. Ltd., is clear, marketable and without any encumbrance.

Owners of the Property

CTS No. 653/1	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/2	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/3	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/4	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/5	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/6	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/7	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/8	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/9	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/10	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/11	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/12	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/13	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/14	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/15	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/16	M/s Ayyappa Developers Pvt Ltd
CTS No. 653/17	M/s Ayyappa Developers Pvt Ltd



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

Encl: Annexure

Date: 02nd December 2024



(Alok Kumar I. Singh)
Advocate High Court

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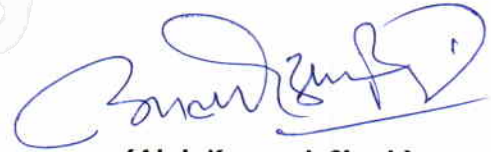
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FLOW OF THE TITLE OF THE SAID LAND.**Sr.No.**

- 1) P.R. Card as on date of application for registration stands in the name of M/s. Ayyappa Developers Pvt. Ltd.
- 2) Search report for 30 years from 1st January 1986 to 2015 (30 Years) taken from Sub-Registrar office at Kurla & MHADA
- 3) Any other relevant title : No
- 4) Litigations if any: No.

Date: 02nd December 2024



(Alok Kumar I. Singh)
Advocate High Court