



ADV. ANKITA BHARAT JASANI

Ph. No - +91-9870790968 Mail: advankitajasani@gmail.com

To MahaRERA

Housefin Bhavan, near RBI,
E Block, Bandra Kurla Complex,
Bandra East, Mumbai- 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS 300 A, 300 B (Pt), 300 C, 301 A, 301 A 1 to 35, 302, 302 1 to 8 of Village: Poisar, Taluka: Borivali situated at Ambewadi, Opposite Fire Brigade, S.V Road, Kandivali (West), Mumbai- 400 067 (hereinafter referred as "the Said Property").

I have investigated the title of the said plot on the request of M/s.Shreeji Construction and following documents i.e.:-

- 1) Description of the property.
ALL THAT piece or parcel of land or ground situate, lying and being at plot bearing CTS 300 A, 300 B (Pt.), 300 C, 301 A, 301 A 1 to 35, 302, 302 1 to 8 of Village: Poisar, Taluka: Borivali situated at Ambewadi, Opposite Fire Brigade, S.V Road, Kandivali (West), Mumbai- 400 067.
- 2) The documents of allotment of plot.
 - a) Letter of Intent by Slum Rehabilitation Authority dated 18th January, 2020 (hereinafter to be referred as **the LOI**).
 - b) Intimation of Approval dated 06th September, 2021.
 - c) Commencement Certificate dated 01st November, 2021.
- 3) Property card issued by City Survey Office, Talathi.

Off Add: Sai Siddhi Apartments, near Pawar Public School, Manthanpada Road,
Mahavir Nagar, Kandivali (W), Mumbai - 400 067

- 4) Search report of Mr. Amit Kumar Jha , Search Clerk for 40 years from 1982 till 2021.

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 M/s Shreeji Construction (Promoter) is clear, marketable and without any encumbrances.

Owners and developer of the land

M/s Shreeji Construction is the owner and developer of the land bearing following CTS Nos.

1. CTS NO. 300 A
2. CTS NO.300 B (Pt.)
3. CTS NO.300 C
4. CTS NO.301 A & 301 A 1 to 35
5. CTS NO.302 & 302 1 to 8

Qualifying Comments/ Remarks if any.

Subject to what is stated hereinabove and also payment of balance land premium and other amounts/premium payable to the concerned authorities , M/s Shreeji Construction is the owner of the said plot and has all the rights to develop the said plot in accordance with the terms of the LOI.

Date:


ADVOCATE
ANKITA BHARAT JASANI
Reg No- MAH/1863/2019



ADV. ANKITA BHARAT JASANI

Ph. No - +91-9870790968 Mail: advankitajasani@gmail.com

FORMAT A

(Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 extract / PR Card as on date of application for registration
- 2) Search Report for 40 years taken from Sub Registrar office at Borivali 1,2,4,5 and 9 for the year 2006 to 2021.
- 3) Any other relevant Title.

Letter of Intent by Slum Rehabilitation Authority dated 18th January, 2020 (hereinafter to be referred as **the LOI**).

Intimation of Approval dated 06th September, 2021.

Commencement Certificate dated 01st November, 2021.

- 4) Litigation if any.

I have relied on the representation made by the developer to us confirming and stating that there is/are no litigation/s pending in respect of the property before any court of law or before any authority (Judicial or otherwise).

Date

ADVOCATE
ANKITA BHARAT JASANI
Reg No- MAH/1863/2019