

M/s. Sunil & Co.

Advocates & Solicitors

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Ref.: 28/2021

Date: 19/3/2021

FORMAT -A
(CIRCULAR NO. 28/2021)

To
Maha RERA
Housefin Bhavan , Plot No. C -21
E-block, Bandra Kurla Complex
Bandra (East),
Mumbai 400051

TITLE CERTIFICATE

Sub: Title clearance Certificate with respect to SANAD LAND Plot No. 54, CTS NO. 246, 246/1-2 The Sindhi Immigrants Co-operative Housing Society Ltd , ,Chembur, Mumbai 400071 of village Chembur ,Taluka :Kurla, District :Mumbai (hereinafter referred to as the said Plot")

I have investigated the title of the said Plot on the request of the Developer National Properties Proprietor, Mr. Sanjay Jumani, under Registered Development Agreement dated 31/5/2018 Developer and following documents i.e :-

1) Description of the Property: Plot No. 54, CTS NO. 246, 246/1-2

The Sindhi Immigrants Co-operative Housing Society Ltd , Chembur,
Mumbai 400071

2) The document of allotment of Plot No. 54:- share Certificate issued by the Sindhi Immigrants Co-operative Housing Society Ltd, bearing

Certificate No. 281 ,5 shares distinctive nos. 1341 to 1345.

3) 7/12 extract or property card issued by Revenue Department
dated 23/12/2019 mutation entry no.

4) Search report for 30 years from 1992 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 the developer is clear, marketable and without any encumbrances.

Developers of the Land

(1) National Properties – Sole Proprietor : Mr Sanjay Jumani

CTS/C.S No. 246,246/1-2

The report reflecting the flow of the title of the developer on the said land is enclosed herewith as annexure.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Land (SANAD LAND) admeasuring about 525.90 Sq. Mtrs or thereabouts as per P.R. Card bearing Plot no. 54 with the building standing thereon , bearing CTS No. 246, 246/1-2 situated at Sindhi Immigrants Co-operative Housing Society Ltd , Mumbai 400071 of village Chembur , in Greater Mumbai, in the registration district and sub district of

Mumbai Suburban within the limits of Mumbai Municipal Corporation and delineated on the Plan thereof hereto annexed and thereon shown in red colour boundary line and bounded as follows:

On or towards the North: Hemu Kalani Road

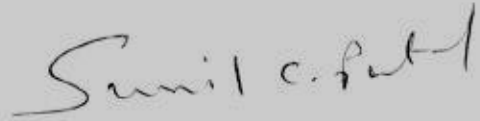
On or towards the South: Plot No. 55

On or towards the East : Plot no. 139

On or towards the West: Internal Road (Society)

Encl: Annexure

Date



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