

# KRINJAL S. AHUJA

BA., LLM  
ADVOCATE HIGH COURT

Off: Off no. 3, 3<sup>rd</sup> floor, Fine Mansion, D.N. Road. Fort. Mumbai- 400 001. Mob: 9594788326.  
Email id: [ahuja.krinjhal@yahoo.com](mailto:ahuja.krinjhal@yahoo.com)

---

## FORMAT -A

(Circular No:- 28/2021)

To

Maha RERA

Maharashtra,

Mumbai.

## LEGAL TITLE REPORT

**Sub:** Title clearance certificate with respect to Plot of Land bearing CTS No. 356 (PART) SURVEY NO. 113 (PART) Admeasuring area about 900 Sq mtr Situated at Building no.97, Kannamwar Nagar, Vandemataram Co-op Housing Society Ltd; Kannamwar Nagar, Vikhroli - (East), Mumbai - 400083 of Village - Hariyali, Taluka - Kurla (hereinafter referred as "the Said Plot").

I have investigated the title of the said plot on the request of Developer, M/s. Adityaraj Builders and also the following documents i.e.:-

1. Description of the Property: Plot of land bearing CTS No. 356 (PART) SURVEY NO. 113 (PART) Admeasuring area about 900 Sq mtr. situated at Building no. 97, Kannamwar Nagar, Vandemataram Co-op Housing Society Ltd; Kannamwar Nagar, Vikhroli - (East) Mumbai - 400083 of Village - Hariyali, Taluka - Kurla (hereinafter referred as "the Said Plot")
2. The documents of Allotment of Plot: Search Report for 30years dated 22<sup>nd</sup> March, 2021 by Search Clerk Swapnil More.

Development Agreement dated 26<sup>th</sup> November, 2019 Registered at the Sub-Registrar of Assurances, Kurla bearing Document Registration Serial No. KRL-3/15102/2019 and Registered Power of Attorney dated 26<sup>th</sup>

November, 2019 at the Sub-Registrar of Assurances, Kurla bearing Document Registration Serial No. KRL-3/15103/2019.

3. 7/12 extract or property card issued by City Survey officer, Ghatkopar reflects the name of Maharashtra Griha Nirman Bhavan. mutation entry no. NIL dated 10.10.1977 on 25.10.1977.
4. Search report for 30years from 1992 till 2021.

2/- On perusal of the abovementioned 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. Adityaraj Builders is clear, marketable and without any encumbrances vide Development Agreement registered between Kannamwar Nagar Vandemataram Co-op Housing Society Ltd; M/s. Adityaraj Builders (Developer) and Members registered at Kurla- 3 vide Document Registration Serial No.KRL-3/15102/2019 and Registered Power of Attorney dated 26<sup>th</sup> November, 2019 at Kurla- 3 vide Document Registration Serial No. KRL-3/15103/2019.

Owner of the land

1. Maharashtra Griha Nirman Bhavan, Mumbai 356 (PART) (As per 7/12, Property card)
2. Kannamwar Nagar Vandemataram Co-op Housing Society Ltd vide Sale deed in the year 2013 from Maharashtra Housing and Area Development Board, Mumbai (As per Search Report dated 22<sup>nd</sup> March, 2021 by Search Clerk Swapnil More)

3/- The report reflecting to flow of the title of the Owner and Developer on the said Plot is enclosed herewith as Annexure – “A”.

Encl: Annexure – “A”.



Krinjal S. Ahuja

Advocate High Court

Mob: 9594788326

8652454465

Date: 31.03.2021