

KRINJAL S. AHUJA

BA., LLM

ADVOCATE HIGH COURT

Off: Off no. 3, 3rd floor, Fine Mansion, D.N. Road. Fort. Mumbai- 400 001. Mob: 9594788326.
Email id: ahuja.krinjal@yahoo.com

FORMAT -A

(Circular No:- 28/2021)

To

M/s. Adityaraj Builders

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot of Land bearing CTS No.347(PART), Survey No. 113(PART), Admeasuring area about 950Sq mtr Situated at Tagore Nagar, Tagore Nagar Shramik Co-op Housing Society Ltd, Building - 51 of Village - Hariyali, Taluka- Kurla.Vikroli-East. Mumbai-400083(hereinafter referred as "the Said Plot")

Ref: 1. Search Report for 30years (year 1991-2021) dated 29th June, 2021 by Search Clerk Swapnil More.

2. Search fee challan GRN no. MH002953860202122E dated 29th June, 2021

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

1. **Description of the Property:** Plot of land bearing CTS No.347(PART), Survey No. 113(PART), Admeasuring area about 950Sq mtr Situated at Tagore Nagar, Tagore Nagar Shramik Co-op Housing Society Ltd, Building - 51 of Village - Hariyali, Taluka- Kurla.Vikroli-East. Mumbai-400083 (hereinafter referred as "the Said Plot")

2. **The List of documents inspected:**

a. Search Report for 30years dated 29th June, 2021 by Search Clerk Swapnil More.

- b. Development Agreement dated 20th November, 2020 registered at the Sub-Registrar of Assurances, Kurla bearing Document Registration serial no. KRL - 4/11282/2020.
- c. Registered Power of Attorney registered at the Sub-Registrar of Assurances on 20th November, 2020, Kurla 4, bearing Document Registration serial no. KRL-4/11283/2020.

2/- On perusal of the above mentioned documents relating to title of the said plot, 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 at the Sub-Registrar of Assurances between Tagore Nagar Shramik Co-operative Housing Society Ltd, Building no.51 through its members and M/s. Adityaraj Builders (Developer) through its partners, registered at Kurla- 4 vide Document Registration serial no. KRL - 4/11282/2020 and Registered Power of Attorney registered at the Sub-Registrar of Assurances on 20th November, 2020 by Tagore Nagar Shramik Co-operative Housing Society Ltd, Building no.51 through its members in favor of M/s. Adityaraj Builders (Developer) at Kurla - 4 vide Document Registration Serial no. KRL-4/11283/2020.

Owner of the land:

1. Maharashtra Griha Nirman Bhavan, Mumbai CTS No. 347 (As per Property card)
2. Tagore Nagar Shramik Co-operative Housing Society Ltd vide Sale deed dated 17th February, 2020 from Maharashtra Housing and Area Development Board, Mumbai registered at the Sub-Registrar of Assurances, Kurla-4 vide Document Registration serial no. KRL - 4/2957/2020 (As per Search Report dated 29th June,2021 by Search Clerk Swapnil More)

3/- The Search report, Power of Attorney and Sale deed reflecting to flow of the title of the Developer on the said Plot is enclosed herewith as Annexure -"A-Colly".

Encl: Annexure -"A-Colly".



Krinjal S. Ahuja

Advocate High Court

Mob: 9594788326

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Date: 01.07.2021