

RUKHSAR S. KHAN

**BCOM. L.L.B
ADVOCATE HIGH COURT**

201, SURYAMUKHI BUILDING, OPP SARVODAYA MALL, KALYAN WEST
Email:rukhsarkhan000273@gmail.com

To
MahaRERA
E-Block, Housefin Bhavan,
Near RBI, Bandra Kurla Complex,
Bandra East, Mumbai – 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS. No. 826 Part of Chembur situated at Subhash Nagar, Chembur, Mumbai 400071 Taluka/District Kurla/MSD (hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of Subhash Nagar Nalanda Co-operative Housing Society Ltd (Name of owner/Lessee) and following documents i.e.: -

- 1) Description of the property. As per Schedule of the Property
- 2) The documents of allotment of plot (Lease Deed dated 30/09/1992 and Deed of Sale dated 30/09/1992).
- 3) Online Property Card
- 4) Search report for 30 years from 1991 till 2021

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot I am of the opinion that the title of Subhash Nagar Nalanda Co-operative Housing Society Ltd is clear, marketable and without any encumbrances.

Lessee of the land

- 1) CTS/C.S. No. 826 Part
- 2) Qualifying comments/remarks : Nil
The report reflecting the flow of the title of the Subhash Nagar Nalanda Co-operative Housing Society Ltd on the said land is enclosed herewith as annexure.

FLOW OF THE TITLE OF THE SAID LAND.

- 1) P.R. Card as on date of application for registration.
- 2) Lease Deed and Deed of Sale
- 3) Search report for 30 years from 1991 taken from Sub-Registrar' office at Kurla
- 4) Any other relevant title. NA
- 5) Litigations if any. NA

On the basis of the aforesaid documents, I am of the opinion that title of SUBHASH NAGAR NALANDA CO-OPERATIVE HOUSING SOCIETY LTD., in respect of the property described herein above has clear & marketable title and it is free from all the encumbrances.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that piece and parcel of land bearing Survey No. 67-71 admeasuring 914.32 sq. mtrs. or thereabouts corresponding City Survey No. 826(Part) of Village Chembur, together with the building standing thereon known as "Building No. 34" consisting of ground plus 2(Two) upper floors comprising of 36 Flats/Tenements of Subhash Nagar NALANDA Co-oprative Housing Society LTD. situate, lying and being at Subhash Nagar, Chembur (East), Mumbai - 400 071 and bounded as follows:

On or towards North by : Building No. 15 & 33
On or towards South by : 30'.00 Road
On or towards West by : Building No. 16
On or towards East by : 40'.00 Wide Road

Date :- 18/09/2021

Place :- Mumbai



Advocate