



Sharma & Associates

Adv. Satish Sharma
B.Com., LL.B.

Adv. Suman Sharma
B.Com., LL.B.

Advocates High Court

FORMAT -A (Circular No. 28/2021)

To
Maha RERA,
Housefin Bhawan,
Plot No.C-21, E-Block,
Bandra-Kurla Complex,
Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Sub-Plot Nos. 10 & 12 of FP No. 719 & Old FP No. 625 TPS Borivali III of situated at Village Borivali, Taluka Borivali, District Mumbai Suburban at Kastur Park, Shimpoli Road, Borivali (West), Mumbai-400 092 (hereinafter referred as the said plot "UNIQUE SERENITY")

I have investigated the title of the said plot on the request of M/s. Unique Shanti Developers LLP and following documents i.e.:

- 1) Description of the property: All that piece and parcel of land bearing Sub-Plot No. 10 & 12 of FP No. 719 & Old FP No. 625 TPS Borivali III plot admeasuring 1190.00 sq.mtrs situated at Village Borivali, Taluka Borivali, District Mumbai Suburban at Kastur Park, Shimpoli Road, Borivali (West), Mumbai-400 092.
- 2) The documents of allotment of plot: Development Agreement dated 22nd December, 2020, Power of Attorney dated 22nd December, 2020, Deed of Conveyance dated 17th December, 2012.
- 3) Property Card issued by City Survey Office, mutation entry No. 1112 for larger property admeasuring 10211.79 sq.mtrs. still in name of original owners M/s. L.K. Builders and out of which an area admeasuring 427.3 sq.mtrs. is acquired by Government of Maharashtra. The name of the Society is not yet mutated on the property card.

4) Search report for 30 years from 1984 till 2021.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of Developer is clear, marketable and without any encumbrances.

Owners of the land

(1) Madhusudan Terrace Co-operative Housing Society Ltd. of land bearing Sub-Plot No. 10 & 12 of FP No. 719 & Old FP No. 625 TPS Borivali III situated at Village Borivali, Taluka Borivali, District Mumbai Suburban.

The report reflecting the flow of title of the M/s. Unique Shanti Developers LLP, on the said land is enclosed herewith as annexure.

Encl : Annexure

Date : 26th May; 2021.



Adv. Satish Sharma
Bombay High Court