

SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

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Akanksha, 2nd Floor, Sane Guruji Nagar, 90 Feet Road, Mulund (E), Mumbai - 400 081.

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To

MahaRERA

BKC, Housefin Bhavan, near RBI,

E Block, Bandra Kurla Complex,

Bandra East, Mumbai, Maharashtra

400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL that piece or parcel of land admeasuring 1415.60 sq. mtrs. or thereabouts and bearing CTS No. 793 A & 794 A of Village Mulund(East), Taluka Kurla and District Mumbai suburban ("Said Plot") together with Building "Shilpa" standing thereon situated at 90 feet Road, V.B. Phadke Marg, Mulund (East), Mumbai 400 081 within limits of "T" ward of Municipal Corporation of Greater Mumbai.. (hereinafter the said Plot together with Building standing thereon are collectively referred as "the said Property").

On or towards the West : by City Survey No. 795;
On or towards the East : by City Survey No. 794 C & 793 B;
On or towards the South : by City Survey No. 795;
On or towards the North : by City Survey No. 806 & 807.



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I have investigated the title of the said Property on the request of the STATE BANK OF INDIA STAFF SHILPA CO-OPERATIVE HOUSING SOCIETY LIMITED AND M/s H.S. PROPERTY DEVELOPERS on basis of following documents i.e.: -

- 1) Description of the property.
- 2) The documents of Conveyance of plot.
- 3) Property card issued by City Survey, incorporating name of the Society
- 4) Re-Development Agreement
- 5) Power of Attorney
- 6) Search report for more than 30 years upto November 2020

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 M/s H.S. PROPERTY DEVELOPERS is the Developer and they are entitled to develop the said Plot and the title of the said Plot is clear, marketable and without any encumbrances.

Owner and Developer of the land:

OWNER: "STATE BANK OF INDIA STAFF SHILPA CO-OPERATIVE HOUSING SOCIETY LIMITED

DEVELOPER: M/s H.S. PROPERTY DEVELOPERS

PLOT DETAILS: ALL that piece or parcel of land admeasuring 1415.60 sq. mtrs. or thereabouts and bearing CTS No. 793 A & 794 A of Village Mulund(East), Taluka Kurla and District Mumbai suburban ("Said Plot") together with Building "Shilpa" standing thereon situated at 90 feet Road, V.B. Phadke Marg, Mulund (East), Mumbai 400 081 within limits of 'T' ward of Municipal



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Corporation of Greater Mumbai. The report reflecting the flow of the title of STATE BANK OF INDIA STAFF SHILPA CO-OPERATIVE HOUSING SOCIETY LIMITED as the Owner and M/s H.S. PROPERTY DEVELOPERS as the Developer of the said plot is enclosed herewith.

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Deed of Conveyance dated 03rd March 1972, with registration document Serial No. BOM//R/917 to 920 of 1972ⁿ.
- 2) Deed of cancellation dated 31st October 2019 with previous Developer M/s. SHREE RAGHUVANSHI DEVELOPERS registered in the office of the Sub-Registrar of assurances at Kurla under Sr. no.KRL-4/13891 of 2019.
- 3) Re-Development agreement dated 23rd October 2020 with registration Serial no. KRL-4/9394 of 2020,.
- 4) Power of Attorney dated 23rd October 2020, with registration Serial No. KRL-4/9395 of 2020.
- 5) Search report for 30 years from 1990 to 2020.

Date:18/11/2020


(SAMIR K. VAIDYA)

Advocate