

# 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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### LEGAL TITLE REPORT

#### FORMAT A

(CIRCULAR NO.28/2021)

Sub: **Title clearance certificate** with respect to plot no. CTS. No.572, 577, 578, situated at Village Mulund (East), Taluka Kurla, District Mumbai Sub-urban (Hereinafter referred as "the said plot").

I have investigated the title of the said plot on the request of the Developer **Alliance City Developers Realtors Pvt. Ltd;**(Name of owner/ promoter/ **developer**/company) and following documents i.e.

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7 /'12 extract or property card issued by . . . . . dated. . . . ., mutation entry no.....
- 4) Search report for 30 years from 1991 Till March 2020.
- 5) Deed of Conveyance
- 6)Development Agreement.
- 7) Power of Attorney

a. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances.

b. Owners of the land **MULUND SWATI SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society duly registered under the provisions of the Maharashtra Co-Operative Societies Act, 1960( Mah. XXIV of 1961), bearing Registration No. BOM/HSG/5455 OF 1978

-CTS/C.S. No. 572

-CTS/C.S. No.577

-CTS/C.S. No.578

Village Mulund (East), Taluka Kurla, District Mumbai Sub-urban.

c. The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure. "A"

Advocate

Date: 23/3/2021

**SAMIR K. VAIDYA,**  
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ANNEXURE-"A"  
(CIRCULAR No.28/2021)  
FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry No.
- 3) Search report for 30 years from Taken from Sub-Registrar office at Taluka Kurla, Mumbai
- 4) Deed of Conveyance
- 5) Development Agreement.
- 6) Power of Attorney
- 7) Litigations if any.:As per instructions of client :No litigation

1. By virtue of Indenture dated 11<sup>th</sup> May 1980, registered in the office of the Sub-Registrar of assurances at Mumbai under Serial No. BBJ-1390/1980, **MULUND SWATI SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society duly registered under the provisions of the Maharashtra Co-Operative Societies Act, 1960( Mah. XXIV of 1961), bearing Registration No. BOM/HSG/5455 OF 1978, is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel land or ground hereditaments bearing City Survey No. 572, 577, 578, of Village-Mulund (East), Taluka- Kurla, Registration District of Mumbai Suburban, within the limits of 'T' Ward of Greater Mumbai Municipal Corporation situated at Indraprastha Park, Mulund (East) Mumbai 400 081 , along with the building/s standing thereon (hereinafter referred to as "**The Said Property**").

2. The name of the said Society is recorded in the Property Register

Card of the said property maintained by the City Survey Department.

3. By and under Development Agreement, dated 22<sup>nd</sup> May 2018 , registered in the office of the Sub-Registrar of Assurances at Kurla, under Serial Nos. KRL-4/6182/2018, for the consideration and on the terms, conditions and consideration mentioned therein, the said Society through its office bearers and members of the Society, confirming parties therein granted the re-development rights in respect of the said Property to **ALLIANCE CITY DEVELOPERS REALTORS PVT.LTD.**, a Company registered under the Companies Act, 1956 HAVING PAN NO AACCC0953F, CIN No. U65990MH1993PTC075177 and having its registered office at 195, Saheb Building, 5<sup>th</sup> floor, Above Central Camera, Fort, Mumbai 400 001 (hereinafter called "the said Developer").

4. The said Society through its office bearers also granted to the said Developer **ALLIANCE CITY DEVELOPERS REALTORS PVT. LTD.**, represented through its Director MR. SANKET LUHARUKA, a General Power of Attorney dated 22<sup>nd</sup> May 2018 registered in the office of the Sub-Registrar of Assurances at Kurla, under Serial Nos. KRL-4/6183/2018 and delegated various powers for doing various acts, things and matters in respect of the said property.

Date: 23/3/2021

Advocate.



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