



# VSK ASSOCIATES ADVOCATES & SOLICITORS. HIGH COURT, BOMBAY

*Legal Consultants*

Kandivali Office : **Vijaykumar & Co.**, Krishna Palace, Gr. Floor, Near Sai Dram, Western Express Highway,  
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FORMAT-A  
(CIRCULAR NO. 28/2021)

To,  
MAHARE RA  
Housing Bravan, Near RBI,  
E-Block, Bandra/Kurla Complex,  
Mumbai 400-051.

## LEGAL TITLE REPORT.

**SUB:** This clearance certificate with respect to plot bearing CTS no. 192/1(part) situated at village Ghatkopar, Pant Nagar, Taluka Kurla, Mumbai Suburban Dist. (herein after referred as the "Said Property".)

I have investigated title of the said plot on the request of M/s Drushti Realtors Pvt. Ltd. and upon a perusal of documents of title, I state as under:

1. Description of Property: (i) All that plot of the land bearing CTS no. 192/ (1) part of village Ghatkopar Pant Nagar, Taluka Kurla, Mumbai Suburban District area admeasuring 2803.72 sq. mts.  
(ii) Supplementary Development Agreement. Dt. 9<sup>th</sup> June 2010  
(iii) Indenture of lease Dt. 28/11/2016.  
(iv) Power of Attorney Dt. 9<sup>th</sup> June 2010.
2. The documents of allotment (i) Development Agreement Dt. 24<sup>th</sup> December 2009  
(ii) Supplementary Development Agreement. Dt. 9<sup>th</sup> June 2010  
(iii) Indenture of lease Dt. 28/11/2016.  
(iv) Power of Attorney Dt. 9<sup>th</sup> June 2010.

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 is clear, marketable and without any encumbrance.


## OWNER OF THE LAND

In respect of the property : Pantnagar Trishul Co-Operative Housing Society Limited.

The search report reflecting the flow of title of the owner to the developer on the said land as referred above is enclosed.

Date: 6<sup>th</sup> December 2021



  
(Ulhas Pai)  
Advocate High Court  
For VSK Associates



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## 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. 1352 dated 9<sup>th</sup> December 1971, 13<sup>th</sup> December 1971.
- 3) Search report for 40 years from 1991 to 2021 Taken from Sub-Registrar' office at  
Bandra, Borivali,,Kurla,Goregaon and Mumbai.
- 4) Any other relevant title. N.A.
- 5) Litigations if any : NIL

Date: 6<sup>th</sup> December 2021



  
(Ulhas Pai)  
Advocate. High Court  
For VSK Associates