

KRINJAL S. AHUJA

BA., LLM
ADVOCATE HIGH COURT

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FORMAT -A

(Circular No:- 28/2021)

To

M/s. UCC Infra

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot of Land bearing CTS No.5661(PART), Survey No.236/A (PART), Admeasuring area about 875.19 Sq mtr Situated at Ghatkopar East, Pant Nagar Kalptaru Co-op Housing Society Ltd, Building - 40 of Village - Ghatkopar, Taluka-Kurla. Ghatkopar-East. Mumbai-400075. (hereinafter referred as "the Said Plot")

I have investigated the title of the said plot on the request of Developer M/s. UCC Infra and following documents i.e.:-

1. **Description of the Property:** Plot of land bearing CTS No.5661(PART), Survey No.236/A (PART), Admeasuring area about 875.19 Sq mtr Situated at Pant Nagar, Pant Nagar Kalptaru Co-op Housing Society Ltd, Building - 40 of Village - Ghatkopar, Taluka- Kurla. Ghatkopar-East. Mumbai-400075(hereinafter referred as "the Said Plot")
2. **The List of documents inspected:**
 - a. Search Report for 30years dated 29th June, 2021 by Search Clerk Swapnil More.
 - b. Development Agreement dated 01st March, 2021 registered at the Sub-Registrar of Assurances, Kurla bearing Document Registration serial no. KRL - 1/3868/2021.

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- c. Registered Power of Attorney registered at the Sub-Registrar of Assurances on 01st March, 2021, Kurla 1, bearing Document Registration serial no. KRL-1/3871/2021.

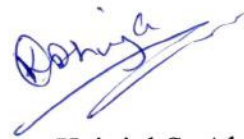
2/- On perusal of the above mentioned documents relating to title of the said plot, I am of the opinion that the title of the Developer M/s. UCC Infra, is clear, marketable and without any encumbrances vide Development Agreement registered at the Sub-Registrar of Assurances between Pant Nagar Kalptaru Co-op Housing Society Ltd, Building no.40, through its members, and M/s. UCC Infra (Developer) through its partners, registered at Kurla- 1 vide Document Registration no. KRL - 1/3868/2021 and Registered Power of Attorney registered at the Sub-Registrar of Assurances between Pant Nagar Kalptaru Co-op Housing Society Ltd, Building no.40, through its members, and M/s. UCC Infra (Developer) through its partners on 01st March, 2021 at Kurla 1, vide Document Registration serial no. KRL-1/3871/2021.

Owner of the land

Bombay Housing Board and Area Development Board, CTS No.5661
(As per Property card)

3/- The Search report and Power of Attorney reflecting to flow of the title of the Developer on the said Plot is enclosed herewith as Annexure -"A-Colly".

Encl: Annexure -"A-Colly".



Krinjal S. Ahuja

Advocate High Court

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Date: 01.07.2021