



Ref. : SG/299/

Date : 11/11/2021

FORMAT- A

(Circular No.28/2021 Dated 08/03/2021)

To MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to C.T.S No. 475, 476, 476/1, Plot no. 37, Postal Co-operative Hsg. Soc. Ltd. Chembur, Mumbai- 400071, containing by admeasuring 438.70 sq. mtrs. or thereabouts together with structures standing thereof known as "Gulmohar Building" with ground plus two floors consisting of six flats and lying in and situated in Village: Chembur in Greater Bombay (hereinafter referred as the said "Plot").

I have investigated the title of the said plot on the request of M/s. Aayush Builders & Developers LLP and following documents i.e.: -

- 1) Description of the property
- 2) Agreement between the collector, B.S.D. and the society
- 3) Deed Of Mortgage
- 4) Deed Of Reconveyance
- 5) Deed of Transfer
- 6) Transfer Deed
- 7) Sale Deed
- 8) Agreement of Assignment
- 9) Will
- 10) Deed Of Assignment.
- 11) Deed Of Release
- 12) Sale deed
- 13) Release deed
- 14) Development Agreement
- 15) Power Of Attorney
- 16) Search report for 61 years from 19/10/1954 to 03/12/2015

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 Mr. Gulab Gopaldas Chhabria, Mr. Mohan Gopaldas Chhabria, Mrs. Shakuntala Puranprakash Chugani as the Owner and M/s. Aayush Builders & Developers LLP as the developer is clear, marketable and without any encumbrances.

- 1) Mr. Gulab Gopaldas Chhabria, Mr. Mohan Gopaldas Chhabria, Mrs. Shakuntala Puranprakash Chugani - C.T.S No. 475, 476, 476/1, Plot no. 37, Postal Co-operative Hsg. Soc. Ltd. Chembur, Mumbai- 400071, containing by admeasuring 438.70 sq. mtrs. or thereabouts together with structures standing thereof known as "Gulmohar Building" with ground plus two floors

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- 2) consisting of six flats and lying in and situated in Village: Chembur in Greater Bombay

Developer of the Plot:

- 1) M/s. Aayush Builders & Developers LLP - C.T.S No. 475, 476, 476/1, Plot no. 37, Postal Co-operative Hsg. Soc. Ltd. Chembur, Mumbai- 400071, containing by admeasuring 438.70 sq. mtrs.

- 2) or thereabouts together with structures standing thereof known as "Gulmohar Building" with ground plus two floors consisting of six flats and lying in and situated in Village: Chembur in Greater Bombay

The report reflecting the flow of the title of the Mr. Gulab Gopaldas Chhabria, Mr. Mohan Gopaldas Chhabria, Mrs. Shakuntala Puranprakash Chugani as the Owner of the said Plot and M/s. Aayush Builders & Developers LLP as the developer on the said land is enclosed herewith as annexure.

FLOW OF THE TITLE OF THE SAID PLOT.

- 1) Search report for 61 years from 19/10/1954 to 03/12/2015
- 2) Agreement between the collector, B.S.D. and the society Dated 19th October 1954.
- 3) Deed Of Mortgage dated 2nd March 1956 registered at Sr. No 1322 of 2012.
- 4) Deed Of Reconveyance Date 4th May 1995 registered at Sr. No 1793 of 1995.
- 5) Deed of Transfer Dated 18th March 1975.
- 6) Transfer Deed Dated 17th January 2009 registered vide Sr. No 503 of 2009.
- 7) Sale Deed Dated 25th October 1992.
- 8) Agreement of Assignment dated 08th August 2006 registered vide Sr. no. BDR/3/5295/2006.
- 9) Will Dated 04/04/2003.
- 10) Deed Of Assignment dated 30th August 2007 registered vide Sr.no. BDR/3/7758/2008.
- 11) Deed Of Release dated 10th November 2015 registered vide Sr. No. KRL/5/7552/2015.
- 12) Sale deed date 06th November 1992 vide Sr. No. KRL/5/766/2015.
- 13) Release deed dated 08/05/2015 registered vide Sr. No. KRL/3/3690/2015.
- 14) Development Agreement dated 3rd December 2015 registered vide Sr. No. KRL-5/8152/2015.
- 15) Power Of Attorney dated 3rd December 2015 registered vide Sr. No. KRL-5/8152.

Date:: 11/11/2021



Advocate Devendra Singh