

# Chandrashekhar Pal

B. L.S., LL.B.

Advocate High Court of Bombay

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FORMAT- A

(Circular No.:- 28/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All that piece or parcel of land or ground admeasuring 1066.81 Square Meters or thereabouts from out land bearing Survey No.236-A, bearing CTS No.193 (Pt.), Village, Ghatkopar-Kirol Taluka, along with structure standing thereon namely Building No.3 situated at Pant Nagar, Ghatkopar East, Mumbai – 400 075. (hereinafter referred as the said "Plot").

I have investigated the title of the said plot on the request of **(PANT NAGAR SHRI SAI PRASAD CO-OPERATIVE HOUSING SOCIETY LTD.,)** and following documents i.e. :-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) Property card obtained Online.
- 4) Search report for 30 years from 1991 till 2021.

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 **(PANT NAGAR SHRI SAI PRASAD CO-OPERATIVE HOUSING SOCIETY LTD.)** is clear, marketable and without any encumbrances save and except dispute in respect of unconstructed 8 additional flats under addition and alteration scheme.

Owners of the land

- (1) **PANT NAGAR SHRI SAI PRASAD CO-OPERATIVE HOUSING SOCIETY LTD.,** CTS No.193 (Pt.)
- (2) The Land Owner of the above referred Property had granted development right to the **M/S. VARDHMAN DEVELOPERS** under Development agreement dated 21.12.2019 and same has been lodged and registered under serial No.KRL-5/16918/2019.

The report reflecting the flow of the title of the **(PANT NAGAR SHRI SAI PRASAD CO-OPERATIVE HOUSING SOCIETY LTD.)** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 5.08.2021



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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.
- 3) Search report for 30 years from office 1991 taken from Sub-Registrar Mumbai and Mumbai Suburban.
- 4) Any other relevant title- Index II of Development agreement dated 21.12.2019
- 5) Litigations if any - dispute in respect of unconstructed 8 additional flats under addition and alteration scheme in the State Consumer Dispute Redressal Commission Maharashtra as well as in the Maharashtra Co-operative Court at Mumbai.

Date: 05.08.2021



A handwritten signature in blue ink, appearing to be "Chandrashekhar Pal", written over the stamp.