

FORMAT - A
(Circular No.- 28/2021)

To,
MahaRERA
BKC, Housefin Bhavan,
Near RBI, E Block, BKC,
Bandra East, Mumbai – 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. bearing Survey No. 3/2(pt.) corresponding C.T.S. No. 51-A and Survey No. 18(pt.) corresponding C.T.S. No. 52-A situated at Village Chandivali Taluka/District Kurla (hereinafter referred as the “said Plot”).

I have investigated the title of the said plot on the request of Nahar Builders Limited and following documents, i.e.,:

1. Description of the property

All that pieces or parcels of land or grounds situate, lying and being at village Chandivali bearing Survey No. 3/2(pt.) corresponding C.T.S. No. 51-A and Survey No. 18(pt.) corresponding C.T.S. No. 52-A of Village Chandivali in the registration District and Sub District of Mumbai City and Mumbai Suburban, containing by admeasuring 9919.60 sq. mtrs. and 41.90 sq. mtrs. approx. or thereabouts respectively both situated in sector R6 of the larger property totally adm 9961.50 sq.mtrs. or thereabout and bounded as follows:

On or towards the East	:by 18.30 mt. D.P. Road, having CTS No.52A/4
On or towards the West	:by property bearing CTS No.41 (pt) of village Chandivali.
On or towards the South	:by existing road & partly by CTS no.41 (pt) of village Chandivali
On or towards the North	:by 18.30 mt. Chandivali farm road & partly by CTS no.41 A/1 of village Chandivali

2. The documents of allotment of plot.

- a. Agreements dated 18th January, 1991
- b. Award dated 5th October, 2007 passed by Sole Arbitrator Mr. Ravindra G. Kapadia
- c. Supplementary Agreement dated 15th October, 2007

3. 7/12 extract or property card

CTS No. 51A - Issued by Revenue Department of Government of Maharashtra dated 09/09/2020, mutation entry no 66, 7, 90 & 91

CTS No. 52A - Issued by Revenue Department of Government of Maharashtra dated 14/10/2020, mutation entry no 92

4. Search report for 30 years

CTS No. 51A - from 1986 till 2015.

CTS No. 52A - from 1986 till 2015.

2/- 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

Owners hereinabove stated and Nahar Builders Limited is clear, marketable and without any encumbrances.

Owners of the land bearing CTS No. 51A

Narendra Amritlal Sheth, Jatin Manubhai Sheth & Others

All members of A.D. Sheth H.U.F

Owners of the land bearing CTS No. 52A

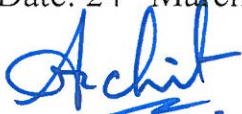
Samir Jitendra Sheth & Others

All members of J.A. Sheth HUF

3/- The flow of title of the Owners and Promoters is derived from the Agreements dated 18th January, 1991 U/Ss. 20 and 22 of ULC Act wherein the "Sheths" being the owners have conveyed right, title and interest in respect of the project lands in favour of Nahar Builders Limited (formerly known as Nahar Enterprises) and in particular in favour of Mr. Sukhraj B. Nahar. Flow of Title of Land is annexed hereto.

Encl : Annexure.

Date: 24th March, 2021



Advocate

For FF and Associates

FF & ASSOCIATES

ADVOCATE

Office No. 5, 2nd Floor, Modern House,
V. B. Gandhi Marg, Fort, Mumbai - 400 001

(Stamp)