

GANESH B. SHINDE
Advocate High Court , Bombay
Off. Flat No. 105, 1st floor, Jaibhavani Bldg., Near Municipal Marathi School,
Mankhurd Village, Mumbai 400 088. Mobile 9820808587

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to CTS No . 128/B/12A , CTS No. 128/B, 12B, Plot No. 1, Village Chembur, TalukaKurla, Mumbai

I have investigated the title of the said plot on the request of the owner/promoter/developer/company i.e. **M/S. KUKREJA CONSTRUCTION CO.** and following documents i.e. :-

- 1) Description of the property : CTS No . 128/B/12A , CTS No. 128/B12B Plot No. 1, Village Chembur, TalukaKurla, Opp. Acres Club, Sindhi Society, Chembur, Mumbai
- 2) The documents of allotment of plot : As per Annexure
- 3) 7/12 extract issued by Tahsildar, Mulund
Mutation entry no : 626, 730, 2205, 2212, 2213, 2220, 1186
- 4) Search report for 30 years : Yes

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 M/S. KUKREJA CONSTRUCTION CO is clear, marketable and without any encumbrances.


Owners of the land

M/s/. Kukreja Construction co.

Qualifying comments/remarks if any : No

The report reflecting the flow of the title of the owner/promoter/developer/company on the said land is enclosed herewith as annexure.

Encl : Annexure.


Ganesh B. Shinde
Advocate

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Annexure to Title Report - Flow of Title

Title deeds / document details under which ownership is acquired :

1. By a Deed of Declaration dated 26.12.2008 registered vide BDR -3 -10861-2008 dated 30.12.2008 for non payment of stamp of duty and for not lodging for Registration. Agreement of Sale dated 23rd June, 1980, entered into between the Vendors of the One Part and the promoters M/s. Kukreja Construction Company herein of the Other Part the Vendors agreed to sell part of the land and premises situate at Chembur and excluding 2000sq. yds. Agreed to be retained by the Vendors on as is and where is basis to The Promoters at or for the price and on the terms and conditions contained therein;
2. By mutually and amicably agreed by the between the Vendors and the said M/s. Kukreja Construction Company Promoters that the Vendors shall retain the plot of land admeasuring 1600sq.yds Equivalent to 1337 sq. mtrs. instead of retaining 2000sq.yds. , as originally agreed and the Promoters would purchase the land admeasuring 400sq.yds. Directly form Smt. Rajlaxmi alias BhanumatiRajaramDighe who was entitled hereto.
3. By an Agreement for Sale dated 18th may, 1988, entered into between the said Smt. Rajlaxmi alias BhanumatiRajaramDighe of the One Part and Other Part the M/s. Kukreja Construction Companyas the Promoters herein of the Other Part the said Smt. Rajalaxmi alias BhanumatiRajaramDighebeing entitled to do so and authorized by the order Vendors, agreed to sell, transfer and assign the land admeasuring 400sq. yds. i.e. her share, right , title and interest in the property at or for the price and on the terms and conditions contained therein.

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4. Copies of for agreements dated 18th February, 1993, the Vendors have placed the Promoters in vacant and peaceful possession of the said lands, hereditaments and premises more particularly described in the hereunder First Schedule and carry on construction of buildings and to sale flats/ offices/ shops/garages, and sell such premises on ownership basis.
5. Copy of The Additional Collector and Competent Authority (ULC) granted clearance for retaining the land under the provisions of Urban Land Ceiling and Regulation Act, 1976 by its Order dated 15.02.1999.
6. Copy of the entire land held by the Gaikar Family was allowed for development by way of layout/ sub division / amalgamation as approved under No. CE/4773/BPES/AM in which the finalized as 8473.40sq, mts remaining area falling under D.P. Road has been apportioned in sub-plot as per the layout.
7. Copy of the entire land held by the Gaikar Family was allowed for development by way of layout/ sub division / amalgamation as approved under No. CE/4773/BPES/AM in which the finalized as 8473.40sq, mts remaining area falling under D.P. Road has been apportioned in sub-plot as per the layout.
8. I have also gone through the searches taken in the office of the Sub Registrar of Assurances, Kurla by search clerk Mrs.Samta Kadam