



VIS LEGIS LAW PRACTICE
ADVOCATES

FORMAT – A
(Circular No:- 28/ 2021)

FLOW OF THE TITLE OF THE SAID LAND.

To

Maha RERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land or ground admeasuring 2025.12 sq mtrs square metres or thereabouts, bearing Survey No. 133 (Part), C.T.S. No. 356 (Part), Village Hariyali, situated at Kannamwar Nagar, Vikhroli, Mumbai 400 083, together with proportionate Layout FSI as may be finalized and offered by MHADA, together with Existing Building No. 220 and 222 thereon in the Registration District Mumbai Suburban (hereinafter referred to as **“the said Property”**)

We have investigated the title of the said Properties on the request of M/s V Laxmi Nurses Developers LLP and the following documents were provided to us:-

- a. Lease Deed dated 20th December, 1977 bearing Registration No. BBJ – 2207 - 1977.
- b. Deed of Sale dated 20th December, 1977 bearing Registration No. BBJ- 2209 - 1977.
- c. Offer letter dated 11th August, 2021 bearing reference no. CO/MB/REE/NOC/F-1238/1785/2021 from MHADA to M/s. V Laxmi Nurses Developers LLP.

- d. Development Agreement dated 25th August, 2021 bearing registration no. KRL2/12869/2021 made and executed between Nurses Welfare Co-operative Housing Society Ltd. and M/s V Laxmi Nurses Developers LLP.
- e. Irrevocable General Power of Attorney dated 25th August, 2021 bearing registration no. KRL2/12881/1/40/2021 made and executed between Nurses Welfare Co-operative Housing Society Ltd. and the Partners of M/s. V Laxmi Nurses Developers LLP.
- f. Intimation of Approval for Zero FSI dated 7th October, 2021 bearing reference no. MH/EE/BP CELL/GM/MHADA-9/904/2021 issued by MHADA to Nurses Welfare Co-operative Housing Society Ltd.
- g. Title Search report dated 17th December, 2021.
- h. Property Register Card.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property we are of the opinion that the title of C.T.S. No. 356 (Part), Survey No. 133 (Part) Village Hariyali, situated at Kannamwar Nagar, Vikhroli, Mumbai 400 083 together with Existing Building No. 220 and 222 thereon, is clear, marketable and without any encumbrances.

Owner of the land

1. Nurses Welfare Co-operative Housing Society Ltd, MHADA, C.T.S. No. 356 (Part), Survey No. 133 (Part) Village Hariyali, situated at Kannamwar Nagar, Vikhroli, Mumbai 400 083

3/- The report reflecting the flow of title of the owner on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 25th January, 2022

Vis Legis Law Practice, Advocates


For Partner



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Sr. No.

- 1) P.R. Card reflects the name of the said society as on date of application for registration.
- 2) Mutation Entry No. 272/2013.
- 3) Search report for 30 years from Aarti Makwana, search clerk taken from Sub-Registrar office at Kurla 1, 2, 3, 4, 5, S.R.O.(Village Hariyali).
- 4) Any other relevant title - Nil
- 5) The said Property has no Litigations as on date in this Application.

Date: 25th January, 2022



Advocate.


(Stamp)