



FORMAT-A
(Circular No:28/2021)

To

Maha RERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to C.T.S. No. 356 (Part), Survey No. 133 (Part) Village Hariyali, situated at Kannamwar Nagar, Vikhroli, Mumbai 400 083. (herein after referred to as “**said Property**”)

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

- a. Lease Deed dated 31st December, 1983 bearing Registration No. BOM/B/87/1/15/1984.
- b. Deed of Sale dated 31st December, 1983 bearing Registration No. BOM/B/85/1/15/1984.
- c. Offer letter dated 11th August, 2021 bearing reference no. CO/MB/REE/NOC/F-1213/1787/2021 from MHADA to Krishnapingaksha Co-operative Housing Society Ltd.
- d. Development Agreement dated 12th August, 2021 bearing registration no. KRL3/12777/12/180/2021 made and executed between Krishnapingaksha Co-operative Housing Society Ltd. and M/s VL Krishnapinghaksa Developers LLP.
- e. Irrevocable General Power of Attorney dated 12th August, 2021 bearing registration no. KRL3/12786/19/35/2021 made and executed between Krishnapingaksha Co-operative Housing Society Ltd. and the Partners of M/s. VL Krishnapinghaksa Developers LLP.

- f. Intimation of Approval for Zero FSI dated 27th September, 2021 bearing reference no. EE/BP CELL/GM/MHADA-9/896/2021 issued by MHADA to Krishnapingaksha Co-operative Housing Society Ltd.
- g. Title Search report dated 6th 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, is clear, marketable and without any encumbrances.

Owner of the land

1. Krishnapingaksha 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: 18th December, 2021

Vis Legis Law Practice, Advocates


Suman Sakunia

For Partner

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) P.R. Card reflects the name of the said society as on date of application for registration.
- 2) Mutation Entry No. 356A/2/1.
- 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: 18th December, 2021

Suman Sekunia
Advocate.

