



FORMAT- A

(Circular No.28/2021 Dated 08/03/2021)

To MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.87, admeasuring about 1033.80 Sq. Mtrs., CTS No. 850, 850/1, 850/2, 850/3, 850/4, 850/5 and 850/6, lying, being and situated at 2nd road, Chembur, Mumbai Suburban District, Mumbai-400071 (hereinafter referred as "the **said Plot**").

I have investigated the title of the said Plot on the request **M/s. Arihant Builders & Developers**, through its Partners, Mr. Manohar Pandurang Waje and Mr. Rupraj Thanamal Jain, and following documents i.e.: -

- 1) Description of the property.
- 4) Development Agreement
- 5) Power of Attorney
- 6) Search report for 14 years from 2008 till 2021.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of M/s. Cauvery Co-operative Housing Society Limited is that of the Owner and M/s. Arihant Builders & Developers, through its Partners, Mr. Manohar Pandurang Waje and Mr. Rupraj Thanamal Jain are the developers of the said Plot and they are entitled to develop the said Plot and the title of the said Plot is clear, marketable and without any encumbrances.

Owners of the Plot:

M/s. Cauvery Co-operative Housing Society Limited- Plot No.87, admeasuring about 1033.80 Sq. Mtrs., CTS No. 850, 850/1, 850/2, 850/3, 850/4, 850/5 and 850/6, lying, being and situated at 2nd road, Chembur, Mumbai Suburban District, Mumbai-400071.





Developers of the Plot:

M/s. Arihant Builders & Developers, through its Partners, Mr. Manohar Pandurang Waje and Mr. Rupraj Thanamal Jain- Plot No.87, admeasuring about 1033.80 Sq. Mtrs., CTS No. 850, 850/1, 850/2, 850/3, 850/4, 850/5 and 850/6, lying, being and situated at 2nd road, Chembur, Mumbai Suburban District, Mumbai-400071.

The report reflecting the flow of the title of the M/s. Arihant Builders & Developers, through its Partners, Mr. Manohar Pandurang Waje and Mr. Rupraj Thanamal Jain, as the developers of the said plot and M/s. Cauvery Co-Operative Housing Society Limited, as the Owner on the said plot is enclosed herewith.

FLOW OF THE TITLE OF THE SAID PLOT

Sr.No.

- 1) Search report for 14 years from 2008 - 2021 taken from Online Search Report, Receipt No.: 1112192868 dated 12/11/2021.
- 3) Development Agreement dated 26/11/2020 with registration document serial no. KRL-1/10319/2020 registered on 26/11/2020.
- 5) Power of Attorney dated 26/11/2020 with registration document serial no. KRL-1/10321/2020 registered on 26/11/2020 bearing receipt no 11675.

Date:12/11/2021



Manali Pravin Waikar

Advocate