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FORMAT A

[CIRCULAR NO. 28/2021]

To,

The Maharashtra Real Estate Regulatory Authority

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT PIECE OR PARCEL OF land bearing Plot No. 233 of SS III, Chembur and bearing CTS Nos. 1060, 1060/1 to 5 of village Chembur.

I have investigated the title to the said plot on the request of the **SHANKAR JYOTI CO-OPERATIVE HOUSING SOCIETY LTD.**, (hereinafter referred to as "the Society") and M/s Balan Realty LLP ["the Developer"] on the basis of the following documents.

1. Description of the said Property: ALL THAT PIECE OR PARCEL OF land bearing Plot No. 233 of SS III, Chembur and bearing CTS Nos. 1060, 1060/1 to 5 of village Chembur situated at Chembur, Taluka Kurla, District Mumbai Suburban.
2. The documents of allotment of plot:
 - a. Certified true copy of the Deed of Conveyance dated 26th February 1968, registered under Serial No. R/2513 of 1968.
 - b. City Survey Property Register Card dated 25th October 2019 and Mutation Entry dated 19th July 2008.
 - c. Original of the Development Agreement dated 19th January 2019, which is registered under Serial No. KARAL/3-803 OF 2019.
 - d. Search Report for more than 30 years from 1959 to 2019
3. **On perusal of the above mentioned documents and all other relevant documents relating to the title to the said Property I am of the opinion that the title of the Shankar Jyoti CHS Ltd. to the said Property and that of Balan Realty LLP to the development rights of the said Property is clear, marketable and without any encumbrance.**
4. Owner of the land: Shankar Jyoti Cooperative Housing Society Limited: CTS Nos. 1060, 1060/1 to 5
5. Qualifying comments / remarks: None
6. The report reflecting the flow of the title of the **SHANKAR JYOTI CO-OPERATIVE HOUSING SOCIETY LTD** on the said plot is enclosed herewith as an Annexure.

Encl: Annexure

Mumbai dated this 28th day of November, 2019.

Amol Tembe

Advocate

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**FLOW OF TITLE OF PLOT NO. 233 OF SUBURBAN SCHEME NO. III. OF CHEMBUR
AND BEARING CTS NOS. 1060, 1060/1 TO 1060/5 OF VILLAGE CHEMBUR**

1. City Survey Property Register Card dated 25th October 2019
2. Mutation Entry dated 19th July 2008
3. Search Report:
 - a. Report by Search Clerk, Mr. N. A. Giridhar for search taken at (i) the office of the Sub-Registrar of Assurances at Bandra and at Old Customs House (from 1059 to 2018), (ii) the office of the Sub-Registrar of Assurances at Chembur from 1995 to 2008, (iii) the office of the Sub-Registrar of Assurances at Kurla-1 from 2002 to 2018, (iv) the office of the Sub-Registrar of Assurances at Kurla-2, 3 and 4 from 2005 to 2018 and (v) the office of the Sub-Registrar of Assurances at Kurla-5 from 2015 to 2018; and
 - b. Report by Search Clerk, Mr. E. S. Gaokar for search taken at the offices of the Sub-Registrar of Assurances at Chembur, Nahur and Vikhroli for the year 2019.
4. Any other relevant title: Detailed flow of title is recorded in the detailed title certificate dated 28th November 2019 which has been issued by me
5. LITIGATIONS, IF ANY: There are no litigations pending relating to the said Property. However, Complaint No. 269 of 2018 filed by Mrs. S. N. Shanbhag [being a member of the said Society] against the Society and against the said Infinity before the Hon'ble State Consumer Disputes Redressal Commission at Mumbai is pending.

Mumbai dated this 28th day of November, 2019.

Amol K. Tembe

Advocate