

Sushil Kumar Pal

B. C. A., LL.B.

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FORMAT- A

(Circular No.:- 28/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Building No.48, Standing on land bearing Survey No. 236 A & CTS No.191 (Pt.) Village Ghatkopar, Situated at Pant Nagar, Ghatkopar (East), Mumbai – 400 075. (hereinafter referred as the said "Plot").

I have investigated the title of the said plot on the request of (PANT NAGAR SINDHUDURGA CHS LTD.,) and following documents i.e. :-

- 1) Description of the property.
- 2) The documents of land - Lease Deed & Sale Deed.
- 3) Property card obtained Online.
- 4) Search report for 30 years from 1991 till 2021.

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 (PANT NAGAR SINDHUDURGA CHS LTD.,) is clear, marketable and without any encumbrances.

Owners of the land

- (1) PANT NAGAR SINDHUDURGA CHS LTD., CTS No. 191 (Pt.)
- (2) The Land Owner of the above referred Property had granted development right to the M/s. Pragati Enterprises under Development agreement dated 10.01.2020 and same has been lodged and registered under serial No.KRL-5/455/2020.

The report reflecting the flow of the title of the (PANT NAGAR SINDHURGA CO-OPERATIVE HOUSING SOCIETY LTD.) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 06.10.2021



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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 3) Search report for 30 years from office 1991 taken from Sub-Registrar Mumbai and Mumbai Suburban.
- 4) Any other relevant title- Index II of Development agreement dated 10.01.2020
- 5) Litigations if any-None.

Date: 06.10.2021



A handwritten signature in black ink, appearing to be "Sushil Kumar Pal", written over a horizontal line.

