

KRINJAL S. AHUJA

BA.,LLM
ADVOCATE HIGH COURT

Off: Off no. 3, 3rd floor, Fine Mansion, DN. Road. Fort. Mumbai- 400 001. Mob: 9594788326. Email
id: ahuja.krinjal@yahoo.com

Date: 14th October, 2021

FORMAT -A

(Circular No:- 28/2021)

To
MahaRERA, Mumbai,
Maharashtra.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot of Land bearing

C.T.S. No. 5661(Part), Survey No. 236-A admeasuring area about **839.05 sq. Mtrs.** Situated at **Building No. 38, Pant Nagar Rajani Co-op. Housing Society Ltd; Pant Nagar, Ghatkopar - (East), Mumbai — 400075** of Village — Ghatkopar - Kiroi, Taluka - Kurla hereinafter referred as "**the Said Plot**" along with a Building of Ground + 2 Floors standing thereon hereinafter referred to as "the Said building" and both, the said Plot and the said Building together hereinafter referred to as "**the Said Property**".

Sir,

I have investigated the title of the said plot on the request of Developer, M/S. **Choice Developers** and also perused the documents related to the said Property provided to me and I hereby provide my opinion as under —

- 1 **Description of the Property:**Leasehold Residential Plot situated at Building No. 38, bearing Survey No. **236-A**, City Survey No. **5661 (Part)**,**Final Plot No. 350-A, TPS III,**

KRINJAL S. AHUJA

BA.,LLM
ADVOCATE HIGH COURT

Off: Off no. 3, 3rd floor, Fine Mansion, DN. Road. Fort. Mumbai- 400 001. Mob: 9594788326. Email
id: ahuja.krinjal@yahoo.com

admeasuring area about **839.05 Sq. Mtrs.** part layout allotted by MHADA at Village Ghatkopar — Kiroi, together with the building structure standing thereon comprising of **Ground + Two** upper Floors situated at **Building No. 38, Pantnagar Rajani C H S Ltd; Pant Nagar, Ghatkopar — (East), Mumbai — 400075**, Registration District and Sub — District of Mumbai Suburban, "**The said Property**" for last 30 years and have found that the title of the plot leased by M.H.A.D.A., a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Maharashtra XXVIII of 1977), are clear and marketable and are free from all encumbrances of whatsoever nature. The schedule plot is bounded as under:

ON OR TOWARDS THE NORTH : 40 Feet Wide Road

ON OR TOWARDS THE SOUTH : Building No. 39

ON OR TOWARDS THE EAST : Building No. 40

ON OR TOWARDS THE WEST : 40 Feet Wide Road

- 2 The documents of Allotment of Plot:** Search Report for 30years dated **10th August, 2021** by Search Clerk, **Mr. Swapnil More.**

Development Agreement (DA) dated **29th July, 2021** Registered at the Sub-Registrar of Assurances, Kurla bearing Document Registration Serial No. **KRL1/11708/2021** and Registered Power of Attorney (POA) dated **29th July, 2021** at the Sub-Registrar of Assurances, Kurla bearing Document Registration Serial No. - **KRL-1/11710/2021.**

KRINJAL S. AHUJA

BA.,LLM
ADVOCATE HIGH COURT

Off: Off no. 3, 3rd floor, Fine Mansion, DN. Road. Fort. Mumbai- 400 001. Mob: 9594788326. Email
id: ahuja.krinjal@yahoo.com

3 7/12 extract or Property Registration Card issued by City Survey officer, Ghatkopar reflects the name of Maharashtra Griha Nirman Bhavan and does not bear the name of the Society.

4 Search report for 30years from **1992** till **2021**.

2/- On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of the Developer, M/S. Choice Developers, is clear, marketable and without any encumbrances vide Development Agreement(DA) registered between **PANT NAGAR RAJANI CO-OP HOUSING SOCIETY LTD;, M/S. CHOICE DEVELOPERS (DEVELOPER)** and **MEMBERS** Registered at Kuria- 1 vide Document Registration serial No. **KRL-1/11708/2021** dated - **29th July, 2021** and Registered Power of Attorney (POA) dated **29th July, 2021** at Kurla — 1 vide Document Registration serial No. - **KRL-1/11710/2021**.

Owner of the land -

Maharashtra Griha Nirman Bhavan, Mumbai 5661 (PART)(As per 7/12 — Property card).

3/- The report reflecting to flow of the title of the Owner and Developer on the said Plot is enclosed herewith as Annexure— "A".

Encl: Annexure — "A".

Krinjal S. Ahuja

Advocate High Court

Date: 14th October, 2021

KRINJAL S. AHUJA

BA.,LLM

ADVOCATE HIGH COURT

Off: Off no. 3, 3rd floor, Fine Mansion, DN. Road. Fort. Mumbai- 400 001. Mob: 9594788326.

Email id: ahua.krinial@yahoo.com

Date: 14th October, 2021

FORMAT -A

(Circular No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract / P.R. Card as on date of application for registration.
2. Mutation Entry no. NA
3. Search report for 30 years from 1992 to 2021 Taken from Sub-Registrar' GRN No. MH004807477202122E Dated 11th August' 2021.
4. Any other relevant title.
5. Litigations if any.

Date: 14th October, 2021



Krinjal S. Ahuja

Advocate High Court