

*Akash P. Shah* B.L.S, LL.B.

ADVOCATE HIGH COURT

**Add Off:** 304 & 305, 3<sup>rd</sup> floor, Yashwant Chambers, 18-B Bharucha Marg, behind Fab India, Kalaghoda, Fort, Mumbai-400 023. **Mobile No. 9920350289 Email Id-akashshah1000@gmail.com**

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**FORMAT – A**

To

MAHA RERA,

Mumbai

**TITLE REPORT**

**Sub:** Title clearance certificate with respect to ALL THAT piece and parcel of land admeasuring 977.54 Square Meter\_ of Building No.45 situated on Land Survey No. 229 & 267 and City Survey No.12 part of Nehru Nagar, Kurla East Mumbai-400 024in the registration sub-district of Bandra, Bombay Suburban District.(hereinafter referred as the said plot“)

1. I have investigated the title of the said plot on the request of my Client Kedar Darshan Cooperative Housing Society (hereinafter referred to as “the said society”and following documents i.e. :-

- i. Land admeasuring 977.54 Square Meter of Building No.45 situated on Land Survey No. 229 & 267 and City Survey No.12 part of Nehru Nagar, Kurla East Mumbai- 400 024in the registration sub-district of Bandra, Bombay Suburban District.



- ii. Deed of Sale dated 06/04/1993, Deed of lease dated 06/04/1993&development agreement dated 21.10.2021.
  - iii. 7/12 extract or property card issued by city survey office, mutation entry No. Nil.
  - iv. Search report for 30 years from 1992 to 2022
2. 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 the property described in the schedule herein underwritten is clear, marketable and without any encumbrances.

Lessee of the land

- 1) M/s. Kedar Darshan Co-op Housing Society Ltd CTS/C.S. No. 12 (pt.) of Mauze Kurla-3 forming part of the larger piece of land bearing Survey No.229 &267, building No. 45 standing thereon which property is situate lying and being at Nehru Nagar, Kurla (East).
  - 2) Qualifying comments/remarks if any .....
3. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of land admeasuring 977.54 Square Meter of Building No.45 situated on Land Survey No. 229 & 267 and City Survey



No.12 part of Nehru Nagar, Kurla East Mumbai- 400 024 in the registration sub-district of Bandra, Bombay Suburban District and bounded as follows-

On or towards the North by : Building No. 46

On or towards the South by : Existing Road

On or towards the West by : Existing Road

On or towards the East by : Building No. 47

Mumbai: Dated 2<sup>nd</sup> Day of March, 2022

*A.P. Shah*

**AKASH P. SHAH**

**(Advocate)**



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FORMAT – A

**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 . Nil .
- 3) Search report for 30 years from 1992 to 2022 Taken from Sub-Registrar' office at Kurla
- 4) Any other relevant title.
- 5) No Litigation.

Mumbai: Dated 2<sup>nd</sup>Day of March, 2022

*A.P. Shah*

**AKASH P. SHAH**  
(Advocate)

