

Jivita Shah

**B.L.S., L.L.B., Solicitor
Advocate & Solicitor**

M : 9820872399 / 8433811738
Tel : 022 - 3566 6087
Email : jivitav@gmail.com

Shop No. 34, Parekh Market, Behind Surbhi Jewellers,
M.G.Road, Ghatkopar East, Mumbai - 400 077.
302, Roop Darshan C, Gulmohar Road No. 1,
JVPD Scheme, Mumbai - 400 049.

To,
MAHARERA
BKC, Housefin Bhavan, near RBI,
E Block, Bandra Kurla Complex, Bandra East,
Mumbai, Maharashtra 400051.

FORMAT-A

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of leasehold land or ground admeasuring about 812.16 sq. meters as per lease deed and 822.05 Square Meters or thereabouts as per MHADA demarcation letter bearing Survey No.236-A, bearing CTS No. 5661, Village, Ghatkopar-Kirol Taluka ('the said Land'), along with structure standing thereon namely Building No. 41 ('the said Building') situated at Pant Nagar, Ghatkopar East, Mumbai - 400 075, Mumbai Suburban District (the said Land alongwith the said Building shall hereinafter be referred to as 'the said Property')

I have investigated the title of the said Property on the request of Ghatkopar Devangana Co-operative Housing Society Ltd. and following documents i.e.:-

1. Description of Property: All that piece or parcel of leasehold land or ground admeasuring about 812.16 sq. meters as per lease deed and 822.05 Square Meters or thereabouts as per MHADA demarcation letter bearing Survey No.236-A, bearing CTS No. 5661, Village Ghatkopar-Kirol Taluka, along with structure standing thereon namely Building No. 41 situated at Pant Nagar, Ghatkopar East, Mumbai - 400 075.

2. Documents of Allotment of Plot:

- a.** Indenture of Lease dated 11th February 1986 registered with the Sub-Registrar of Assurances at Bandra bearing Registration Serial No. 5057 of 1986.
- b.** Deed of Sale dated 11th February 1986 bearing Registration Serial No. 5055 of 1986.
- 3.** Property Card issued by City Survey Officer, Ghatkopar dated 16th February 2018, Mutation Entry no. _____.

4.

- a.** Search report for 30 years from 1992 till 2021.
- b.** Public notice dated 28th October 2021 issued in News Hub and Praatkaal inviting claim from the public to the said Property or any part thereof. Till date no claim/ issue is received with respect to the said Property.

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 Ghatkopar Devangana Co-operative Housing Society Ltd. is clear, marketable and without any encumbrances.

OWNERS OF THE LAND

(1) MHADA: CTS No. 5661 (part).

Prima facie a physical inspection of the photocopies of the documents listed in Paragraphs above and subject to Observation set out in Paragraphs above, I am of the opinion that the leasehold rights of the said Land and ownership of the said Building vests with

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Ghatkopar Devangana Co-operative Housing Society Ltd. and they are entitled to carry out redevelopment of the said Property by way of appointment of developer.

3/- The report reflecting the flow of the title of the Lessee / Owner on the said Property is enclosed herewith as annexure.

ASSUMPTIONS:

While considering my opinion on the title of the said Property, I have made the following assumptions:

- a. All copy documents confirm to the originals and originals are genuine and complete.
- b. Each signature on the documents shall be deemed to be genuine signature of the individual/ party concerned.
- c. The Agreements are within the power and capacity of and have been validly authorized and signed by each party.
- d. I express no opinion as to the correctness of any warranties given by the parties (expressly or implied) to the agreements under or by virtue of these agreements executed save if and insofar as the matters warranted are subject matter of specific opinions in this certificate.

Encl : Annexure.

Date: 3rd November 2021



JINITA SHAH

Advocate and Solicitor

Jinita Shah B.L.S., LL.B., Solicitor

Advocate & Solicitor

FORMAT - A

(Circular No.:- 28/ 2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

Sr.No.

- 1) P.R. Card as on date of application for registration: Property Card issued by City Survey Officer, Ghatkopar dated 16th February 2018.
- 2) Mutation Entry No. _____
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Kurla.
- 4) Any other relevant title.
- 5) Litigations if any: NIL.

Date: 3rd November 2021



JINITA SHAH
Advocate and Solicitor

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• Email : jinitav@gmail.com

