

PRATIK K. SHAH

Advocate High Court

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FORMAT – A
(Circular No:- 28 /2021)

To
Maharashtra Real Estate Regulatory Authority
MAHARERA Headquarter
Houssefin Bhavan, Plot No. C – 21,
E – Block, Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051.

LEGAL TITLE REPORT

Title Clearance Certificate with respect to all that piece and parcel of land or ground bearing C.T.S Nos. 795-A, 795-A/1 to 795-A/15 of area admeasuring 83607.21 sq. meters of Village Nahur, Taluka- Kurla in Registration District and Sub District Mumbai and Mumbai Suburban (the said Property”).

I have investigated the title of M/s. Pioneer Housing having its office at 322, Commerce House, 140, Nagingas Master Road, Mumbai- 400 023 in respect of property bearing C.T.S Nos. 795-A, 795-A/1 to 795-A/15 of area admeasuring 83607.21 sq. meters of Village Nahur, Taluka- Kurla in Registration District and Sub District Mumbai and Mumbai Suburban and have scrutinized the following documents i.e.:

- 1) All that piece and parcel of land or ground bearing following CTS Nos. of Village Nahur, Taluka- Kurla in Registration District and Sub District Mumbai and Mumbai Suburban

C.T.S. No.	Area as per P.R. Card	Area in Railway Sq. Mtrs.	Area in Link Road Sq. Mts.	Net-Plot Area Sq. Mts.
795A	35142.20			35142.20
795A/1	7303.96			7303.96
795A/2	6454.20			6454.20
795A/3	68.20			68.20
795A/4	2805.50			2805.50
795A/5	17.10			17.10
795A/6	3786.10			3786.10
795A/7	9312.40			9312.40
795A/8	21891.50	19923.45		3722.85
795A/9	1754.80			
795A/10	227.70			



795A/ 11	447.00			447.00
795A/12	4386.40			4386.40
795A/13	4820.50			4820.50
795A/14	5113.10			5113.10
795A/15	12635.80		12635.80	
	116166.46	19923.45	12635.80	83607.21

- 2) Decree dated 8th April 1969 passed in Suit No. 375 of 1961 by the City Civil Court, Bombay.
- 3) By an Agreements for Sale all dated 29th November 1985 executed between M/s. Sadguru Enterprises and M/s. Crescent Builders.
- 4) By an Agreement for Development dated 14th December, 1993, entered the Owners, M/s. Crescent Builders and M/s. Pioneer Housing registered with Sub- Registrar of Assurances, Kurla under Serial No. 9107/2002 Part II on 11th December , 2002, of Book No. I at the office of Sub-Registrar, Kurla II in Registration Sub-District Kurla II in the District Mumbai.
- 5) By a Supplementary Agreement dated 29th April 2002 executed between M/s. Crescent Builders and M/s. Pioneer Housing.
- 6) Various Order passed in the proceedings before High Court, Tribunal.
- 7) Order passed by the collector Mumbai Suburban District bearing no. 2D/AMG/SD/S.R.K.1426 dated 02/09/2011.
- 8) P R Card issued by Tahlisdar of Mulund in respect of the said property.

On perusal of the above listed documents and all other relevant documents relating to title to the said property, I am of the opinion that owner of the said Property Mr. Janardhan Atmaram Patil & Others and M/s. Pioneer Housing are entitled to develop the said Property in terms of the permissions, sanctions, NOCs, approvals etc. that have been obtained and from time to time as may be obtained from the concerned authorities and have a clear marketable development rights free of encumbrances and of reasonable doubts.

The report reflecting the flow of the title of M/s. Pioneer Housing to the said Property is enclosed herewith as Annexure 1

Encl: Flow of Title

Date: 2.12.2021



(PRATIK K SHAH)
ADVOCATE HIGH COURT