



SOLICIS LEX

Advocates and Solicitors

FORMAT- A
(Circular No.:- 28/ /2021)

To
MahaRERA,
3rd floor, A wing,
SRA Building, Bandra
(East) Mumbai-400051.

LEGAL TITLE REPORT

Sub: Title clearance report with respect to plot of leasehold land no. CTS No. No. 311 (part) (*originally bearing CTS No. 5662 (part)*), (*Corresponding Old Survey No. 236 - A*) admeasuring about 682.73 Sq. Mtrs. (Six Hundred and Eighty Two) Square Meters or thereabouts lying and being situated at Village Ghatkopar - Kiroi, Taluka Ghatkopar, Pant Nagar, Ghatkopar East, Mumbai – 400 075 Registration District and Sub District of Mumbai City and Mumbai Suburban (hereinafter referred as the said “**Land**”) along with the building standing thereon known as “Building No. 108”, comprising of ground plus 3 (Three) upper floors having 32 (Thirty Two) residential flats (hereinafter referred to as the “**Building**”). The Land along with the Building shall hereinafter be collectively referred to as the “**Property**”.

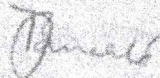
1. I have investigated the title of the said Property on the request of M/s. M Raveshia Realty LLP and following documents i.e.:-
 - 1) Description of the property (as set out above).
 - 2) The documents of allotment of plot (as set out in the Title Report dated July 12, 2021 attached herewith).
 - 3) Online Property Card available on (<https://mumbaisuburban.gov.in/land-administration/>),
 - 4) Search report for 30 years from 1992 till 2021.
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 Hira Navjivan Co-Operative Housing Society Limited is clear, marketable and without any encumbrances, but subject to the Qualifications, Limitations and Assumptions as set out in Title Report dated July 12, 2021 attached herewith.

Lessee of the land

- (1) Hira Navjivan Co-Operative Housing Society Limited bearing CTS No. 311 (part), (*originally bearing CTS No. 5662 (part)*), (*Corresponding Old Survey No. 236 - A*) admeasuring about 682.73 Sq. Mtrs. (Six Hundred and Eighty Two) Square Meters or thereabouts lying and being situated at Village Ghatkopar - Kiroli, Taluka Ghatkopar, Pant Nagar, Ghatkopar East, Mumbai – 400 075.
- (2) All qualifications, assumptions, limitations are set out in the attached Title Report dated July 12, 2021.
3. The Title Report dated July 12, 2021 reflecting the flow of the title of the Hira Navjivan Co-Operative Housing Society Limited on the said Property is enclosed herewith as annexure.

Encl: Annexure.

Date: July 12, 2021


Advocate





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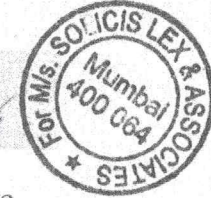
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1. Online P.R. Card as on date of application for registration reviewed on (<https://mumbaisuburban.gov.in/land-administration/>).
2. Search report for 30 years from search clerk Mr. Sameer Sawant, who has taken search in Sub-Registrar' office at Kurla, Mumbai, Bandra, Chembur, Nahur & Vikhroli for a period of 1992 to 2021.
3. Any other relevant title (as set out in the Title Report dated July 12, 2021 attached herewith).
4. Litigations if any (Enclosed).

Date: July 12, 2021



Advocate.