



# J. P. TRIPATHI

M.A. LL.B.

(Advocate High Court, Mumbai)

---

Office : Abdul Aziz Chawi, 24, Room No.4, L.B.S. Marg, Navpada, Kurla (W), Mumbai- 400 070

---

Ref. No. \_\_\_\_\_

Date : 22.04.2023

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

To,  
MahaRERA  
Mumbai.

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to Plots of land of admeasuring 4401.30 square meters area, situated at SHIVSAI Co. Op. Hsg. Society, (Proposed), Aazad Nagar, Near Kamlesh Apartment, Shere-Punjab, Mahakali Road, Andheri (East), Mumbai - 400093, constructed on Plot of land bearing CTS No. 160 A/1 (Part) of revenue Village : Majas, CTS No. 368/A (Part), 368/3 of Village - Mogra, Taluka - Andheri & District Mumbai Suburban, in Registration and Sub-Registration District of Mumbai Suburban (hereinafter referred to as **SAID PLOT**).

I have investigated the title of the said plot on the request of **M/s. AARC REAL ESTATE DEVELOPERS PVT. LTD., through its Director Mr. Devanshu D. Bansal** and following documents i.e. :-

1. Plots of land of admeasuring 4401.30 square meters area, situated at **SHIVSAI Co. Op. Hsg. Society, (Proposed), Aazad Nagar, Near Kamlesh Apartment, Shere-Punjab, Mahakali Road, Andheri (East), Mumbai - 400093**, constructed on Plot of land bearing CTS No. 160 A/1 (Part) of revenue Village : Majas, CTS No. 368/A (Part), 368/3 of Village - Mogra, Taluka - Andheri &



# J. P. TRIPATHI

M.A. LL.B.

(Advocate High Court, Mumbai)

---

Office : Abdul Aziz Chawi, 24, Room No.4, L.B.S. Marg, Navpada, Kurla (W), Mumbai- 400 070

---

District Mumbai Suburban, in Registration and Sub-Registration  
District of Mumbai Suburban.

2. By Development Agreement Dated 27.03.2009 and the same is duly notarised on 27.03.2009 before Notary, regarding the Plots of land of admeasuring 4401.30 square meters area, situated at **SHIVSAI Co. Op. Hsg. Society, (Proposed), Aazad Nagar, Near Kamlesh Apartment, Shere-Punjab, Mahakali Road, Andheri (East), Mumbai - 400093**, constructed on Plot of land bearing CTS No. 160 A/1 (Part) of revenue Village : Majas, CTS No. 368/A (Part), 368/3 of Village - Mogra, Taluka - Andheri & District Mumbai Suburban, in Registration and Sub-Registration District of Mumbai Suburban, by and between **M/s. Shivsai Co-operative Housing Society (Proposed)**, through its office bearers i.e. Mr. Pradip Narayan Gawas (Chief Promoter) and Mr. Chandrakant Shanker Killedar, (Secretary), referred to as the party of the **SOCIETY** therein and **M/s. AARC REAL ESTATE DEVELOPERS PVT. LTD., through its Director Mr. Devanshu D. Bansal** referred to as the party of the **DEVELOPER** therein, on the terms & conditions mentioned therein.
3. 7/12 extract or property cards issued by City Survey Officer, Andheri, Dist. Mumbai Suburban mutation entry no. 571 & 442 dated 16.12.2015 respectively.



# J. P. TRIPATHI

M.A. LL.B.

(Advocate High Court, Mumbai)

Office : Abdul Aziz Chawi, 24, Room No.4, L.B.S. Marg, Navpada, Kurla (W), Mumbai- 400 070

4. Search report for 30 years from 1992-2022.

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 **M/s. AARC REAL ESTATE DEVELOPERS PVT. LTD.** is clear, marketable and without any encumbrances. Owners of the land.

- (a) **Maharashtra Housing & Area Development Authority**  
**CTS No. 160 A/9 (Part) of revenue Village : Majas, CTS No. 368/A (Part), 368/3 of Village - Mogra, Taluka - Andheri.**
- (4) Qualifying comments/remarks if any as per \_\_\_\_\_  
3/- The report reflecting the flow of the title of the **M/s. AARC REAL ESTATE DEVELOPERS PVT. LTD** (owner/ prompter/ **developer**/ company) on the said land is enclosed herewith as annexure.

Encl. : Annexure.

Date: 22/04/2023

Advocate.

J. P. TRIPATHI (M.A.LL.B)  
ADVOCATE HIGH COURTR  
R/O, Abudal Aziz Chawl, 24,  
Room No.4, L.B.S. Marg Navpada,  
(Stamp)  
Kural (West), Mumbai-400070



# **J. P. TRIPATHI**

**M.A. LL.B.**

**(Advocate High Court , Mumbai)**

---

**Office : Abdul Aziz Chawi, 24, Room No.4, L.B.S. Marg, Navpada, Kurla (W), Mumbai- 400 070**

---

**FORMAT - A**  
**(Circular No. 28/2001)**

**FLOW OF THE TITLE OF THE SAID LAND**

**Sr. No.**

1. 7/12 extract / property card as on date of application for registration.
2. Mutation entry no. 571 & 442 dated 16.12.2015.
3. Search report for 30 years from 1992-2022 taken from Sub - registrar office at Andheri.
4. Any other relevant title - NA.
5. Litigations if any - NA.