

136/KPM/2022

To,

**MahaRERA,**  
Mumbai Headquarters,  
6th & 7th Floor, Housefin Bhavan,  
Plot No: C - 21, E - Block,  
Bandra Kurla Complex,  
Bandra (East), Mumbai 400051.

**LEGAL TITLE REPORT**

Sub:- Title Clearance Certificate with respect to

- (1) ALL THAT piece and parcel of land bearing Survey No. 78 (Pt.) corresponding to CTS Nos. 180, 180/1 to 7, 181, 181/1 to 3, 182, 182/1 & 2, 183, 183/1 to 7, 184 (pt), 184/1 to 21, 185, 185/1 to 10, 186, 186/1 to 5, 188, 188/1 to 9, 189, 189/1 to 8, 190, 190/1 to 3, 191, 191/1 to 3, 192, 192/1 to 10, 200, 200/1 to 4, 201, 201/1 to 9, 202, 202/1 to 11, 203, 203/1 to 6, 204, 204/1 to 5, 205, 205/1 to 20, 206, 206/1 to 15, 207, 207/1 to 7, 208, 208/1 to 5, 209, 209/1 to 18, 210, 210/1 to 3, 211, 211/1 to 5, 212, 212/1 to 11, 213, 213/1 to 11, 214, 214/1 to 7, 215, 215/1 to 9, 216, 216/1 to 4, 217, 217/1 to 6, admeasuring 7480 sq. mtrs. situate, lying and being at Village Malad (North), Taluka: Borivali in Mumbai Suburban District ("**The First Property**"),
- (2) ALL THAT piece and parcel of land bearing CTS Nos. 184 (pt), 187, 187/1 to 17, 194, 194/1 and 2, 195, 195/1 to 5, 196, 196/1 to 3, 197, 197/1 to 3, 198, 198/1 to 3, 199 and 199/1 to 4 admeasuring 1496 sq. mtrs. situate, lying and being at Village Malad (North), Taluka: Borivali in Mumbai Suburban District ("**The Second Property**"),

**And**

- (3) ALL THAT piece and parcel of land bearing CTS Nos. 193, 193/1 to 13, admeasuring 235.4 sq. mtrs. situate, lying and being at Village Malad (North), Taluka: Borivali in Mumbai Suburban District ("**The Third Property**").

The First Property, Second Property and Third Property are hereinafter collectively referred to as "**the said Properties.**"

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A. We have investigated the title of the said Properties on the request of the Owners/Promoters, **M/s. Saikrupa Developers** and following documents i.e.:-

1) **DESCRIPTION OF THE SAID PROPERTIES:**

ALL THAT piece and parcel of land mentioned in the subject above and referred to as "**the said Properties**".

2) **THE DOCUMENTS OF TITLE OF SAID PROPERTIES.**

The documents relating to title of the said properties are listed in "**Annexure C**".

3) **PROPERTY CARD, 7/12 EXTRACT and MUTATION ENTRIES**

We have perused the Property Register Card (PRC), 7/12 Extracts and Mutation Entries and subject to the names of some of the new Owners not mutated in the PR card, we have not found any encumbrance to the said Properties.

4) **SEARCH REPORT FOR 68 YEARS FROM 1951 till 2018.**

We have also taken necessary search with the concerned Sub-Registrar of Assurances from 1951 till 2018 and have not found any encumbrance to the said Properties subject to the two lispendens both dated 2<sup>nd</sup> August, 2013 filed with the office of Sub-Registrar of Assurances at Borivali-3 under Sr. No. BDR-3/5040 OF 2013 and 5041 of 2013 in respect of the two pending suits as mentioned in **Annexure 'B'** hereto annexed.

B. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Properties and subject to what is set out in the Title Report dated 1<sup>st</sup> March, 2022 issued by us, we are of the opinion that the title of the respective Owners to the said Properties is clear and marketable free from all encumbrances and subject to what is mentioned therein, M/s. Sai Krupa Developers is entitled to redevelop the said Properties.



Original Owners/Present Owners of the Land as per PR Card:-

C.T.S. No.	NAME AS PER PRC
180, 181, 182, 183, 184/1A, 184/1/B, 185, 186, 188/A, 188/B, 189/A, 189/B, 189/C, 190, 191/A, 191/B, 191/C, 193/7/A, 193/7/B, 193/10/A, 193/10/B, 193/11/A, 193/11/B, 200/A, 200/B, 92, 192/1 to 10, 200, 200/1 to 4, 201, 201/1 to 9, 202, 202/1 to 11, 203, 203/1 to 6, 204, 204/1 to 5, 205, 205/1 to 20, 206, 206/1 to 15, 207, 207/1 to 7, 208, 208/1 to 5, 209, 209/1 to 18, 210, 210/1 to 3, 211, 211/1 to 5, 212, 212/1 to 11, 213, 213/1 to 11, 214, 214/1 to 7, 215, 215/1 to 9, 216, 216/1 to 4, 217, 217/1 to 6	F.E.DINSHAW
184/A, 184/B, 184/C, 184/D, 194A, 194B, 195,195/2, 196, 197, 198, 199/A, 199/B	(1) SMT. VIMLA RAMADHAR DWIVEDI, (2) MR. RAMADHAR SHIVSAMPAT DWIVEDI (3) MISS SUNITA RAMADHAR DWIVEDI ALIAS MRS. SUNITA KAMLESH MISHRA, (4) MISS ANITA RAMADHAR DWIVEDI ALIAS MRS. ANITA PAWANKUMAR PANDEY, (5) MR. RAJESH RAMADHAR DWIVEDI (6) MISS REKHA RAMADHWAR DWIVEDI, (7) SHRI OMPRAKASH RAMRICHPAL JHUNJHUNWALA (8) SHRI JAIKISHAN M. CHATANI AND (9) SHRI SURESH M. CHATANI

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Properties and subject to what is set out in the Title Report dated 1<sup>st</sup> March, 2022 issued by us, we are of the opinion that the title of the respective Owners to the said Properties is clear and marketable free from all encumbrances and M/s. Sai Krupa Developers is entitled to



redevelop the said Properties There are two suits pending in respect of the said Properties. The list of pending Suits are listed in a separate sheet as Annexure "B".

C. The report reflecting the flow of the title of the Owners/Promoters to the said Properties is enclosed herewith as **Annexure "A"**.

For PRAVIN MEHTA AND MITHI & CO.,

  
Partner

Place: Mumbai

Date: 4<sup>th</sup> March, 2022

Encl:-

**Annexure "A"** :- Flow of Title of the said Property.

**Annexure "B"** :- List of pending Suits.

**Annexure "C"** :- Documents of Title of the said Property.