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10th March,2022

FORMAT A

CIRCULAR NO (28/2021)

LEGAL TITLE REPORT

To

Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No. C - 21, E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

Subject: Title Clearance Certificate with respect to Property being 999 years leasehold land or ground together with the messuage tenement or dwelling house known as "DAYA MANZIL" standing thereon situate lying and being at Naigaum Road No. 13 and 2 being Plot No. 39 of the Naigaum Estate of the Corporation outside the Fort of Bombay in the City and Registration Sub-District of Bombay containing by measurement 724 square yards or thereabouts and registered in the Books of the Collector of Land Revenue under New Survey No. 2076 Cadastral Survey No. 15/62 of Dadar Naigaum Division and assessed by the Bombay Municipality under F Ward No. 751 and Street Nos. 270 and 18 to 18c and bounded as follows that is to say on or towards the North-East by 50 feet Road, on or towards the South-West by Plot No. 38 of the Naigaum Estate and on or towards the North-West by Plot No. 37 of the Naigaum Estate, the building thereon named as 'DAYA MANZIL'. (**the said Property**).

A. I have investigated the title of above referred property and hereinafter referred to as 'the said property' and examined documents and papers on the

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instructions of REFLEX PROJECTS LLP who intends to Redevelop the said Property

1. Description of the property : all that piece or parcel of land admeasuring 724 sq. yds, being 999 years leasehold land or ground together with the messuage tenement or dwelling house known as “DAYA MANZIL” standing thereon situate lying and being at Naigaum Road No. 13 and 2 being Plot No. 39 of the Naigaum Estate of the Corporation outside the Fort of Bombay in the City and Registration Sub-District of Bombay containing by measurement 724 square yards or thereabouts and registered in the Books of the Collector of Land Revenue under New Survey No. 2076 Cadastral Survey No. 15/62 of Dadar Naigaum Division and assessed by the Bombay Municipality under F Ward No. 751 and Street Nos. 270 and 18 to 18c and bounded as follows that is to say on or towards the North-East by 50 feet Road, on or towards the South-West by Plot No. 38 of the Naigaum Estate and on or towards the North-West by Plot No. 37 of the Naigaum Estate, the building thereon named as ‘DAYA MANZIL’ having structure of Ground Floor + 3 Upper Floors currently occupied by Tenants.

2. Documents of allotment of plot :

1. An Indenture of Lease dated 5th day of February 1941.
2. An Indenture of Assignment dated 1st day of March, 1945.
3. An Indenture of Assignment dated 26th March, 2003 registered with Sub-Registrar Office having Serial No. Mumbai City 2(Worli) / 1811/2003.
4. Development Management Agreement dated 15th June, 2021 signed between Smt.Rasilaben Mahipatrai Shah Family Trust and Reflex Projects LLP.

**3. 7/12 Extract or Property Register Card issued by Mumbai City
Collectorate, Survey Register of Mumbai City.**

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4. Search reports from office of the Sub-Registrar at Mumbai and Bandra.

B. 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 REFLEX PROJECTS LLP is clear, marketable and without any encumbrances and is entitled to develop the said Property in accordance with the approved plans and other permissions and approvals obtained from the relevant authorities, and to sell the flats/premises/areas in the sale component of the building to be constructed by them thereon .

Owners of the land

Smt.Rasilaben Mahipatrai Shah Family Trust – CTS/C.S.No.15/62 of Dadar Naigaon Division.

C. As stated above, our Report reflecting the flow of the title of the said Property unto REFLEX PROJECTS LLP, is enclosed herewith.

Yours faithfully,



ADVOCATE

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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) 7/12 extract/P.R.Card as on the date of application for registration.
- 2) P.R.Card for Cadastral Survey no.15/62 of Dadar Naigaon Division reflects the name of Smt.Rasilaben Mahipatrai Shah Family Trust.
- 3) Search Reports taken from the Sub-Registrar's Office at Mumbai.
- 4) Any other relevant title – Not Applicable.
- 5) Litigations if any – I have relied on the representations made by the Development Manager to us confirming and stating that there is/are no litigations pending in respect of the property before any court of law or any other authority. (judicial or otherwise).

Dated this 10th day of March of 2022.

Yours faithfully,



ADVOCATE