

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.

Maha RERA LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to portion of land admeasuring 5653.98 sq. mtrs. (as per Lease Deed) and 5072 sq mtrs. (as per P R Card) bearing Survey No.402 (part) having CTS No. 1385A, 1383 and 1385B of Village - Malad South and Taluka - Malad and CTS No. 918A of Village - Pahadi Goregaon (West), Taluka - Goregaon in the Registration Sub-District of Mumbai Suburban situate at S.V Road Goregaon (West), Mumbai - 400 062 (hereinafter referred to as the said "Plot").

1. I have investigated the title of the said Plot on the request of **M/s. Raxon Developers LLP (formerly known as Neelam Realty LLP) (Promoter)** and following documents i.e :-
 - a. Description of the property: portion of land admeasuring 5653.98 sq.mtrs. (as per Lease Deed) and 5072 sq mtrs. (as per P R Card) bearing bearing Survey No.402 (part) having CTS No. 1385A, 1383 and 1385B of Village - Malad South and Taluka - Malad and CTS No. 918A of Village - Pahadi Goregaon (West), Taluka - Goregaon in the Registration Sub-District of Mumbai Suburban situate at S.V Road Goregaon (West), Mumbai - 400 062.
 - b. The documents of allotment of plot: Registered Indenture of lease dated 23rd October 1972 in favour of Society and Registered Supplemental Agreement dated 31st March 2017 to register Development Agreement dated 18th June 2016 interalia including NOC/s from Landowners granting development rights unto Promoter.
 - c. P. R. Card in the name of Owner/s i.e 1) Shamrao Ganpatrao Pathare 2) Pandurang Ganpatrao Pathare 3) Vinayak Ganpatrao Pathare 4) Bhagwant Ganpatrao Pathare 5) Prabhakar Ganpatrao Pathare 6) Jaggannath Vasanttrao Pathare 7) Suresh Vasanttrao Pathare 8) Ramesh Vasanttrao Pathare 9) Champabai Vasanttrao Pathare.
 - d. Search report for 30 years i.e. from 1992 till 2021 issued by search clerk Mr. Sandeep Ashok Shedge.
2. On perusal of the above-mentioned documents and all other relevant documents relating to title to develop the said Plot. I am of the opinion that the title of the Promoter is clear, marketable and without any encumbrances.

Lessee of the Plot: "Jai Rameshwar Co-op. Hsg. Soc. Ltd."



3. The report reflecting the flow of the title of the M/s. Raxon Developers LLP to develop the said Plot is enclosed herewith as annexure.

P. Shah

(PRATIK K SHAH)

Advocate

Date: 15/3/2022



Encl: Annexure- A Flow of Title