

# Pillai And Co.

Anila Pillai  
Advocate, High Court

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FORMAT – A  
(Circular No. 28/2021)

To,  
Maharashtra Real Estate Regulatory Authority  
6<sup>th</sup> & 7<sup>th</sup> Flr, Housefin Bhavan,  
Plot No. C-21, E Block,  
BKC, Bandra East,  
Mumbai – 400051

## LEGAL TITLE REPORT

**Sub: Title Clearance Certificate with respect to Plot No. CTS/C.S. No. 32A and 32C situated at Borivali 45 and 46 Gorai Road Taluka/District M.S.D (hereinafter referred as the said Plot No. 1 & 2)**

We have investigated the title of the said plot on the request of M/s. Kamla Homes & Lifestyles Pvt Ltd. (the promoter/developer/company) and following documents i.e:

1. Description of the Property - C.T.S. No.32-A (hereinafter referred as the said Property No. 1) and C.T.S. No.32-C (hereinafter referred as the said Property No.2) of Eksar Village in Borivali Taluka/ District M.S.D.

## SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of Investigation of property being land bearing land bearing 1) C.T.S. No. 32-A admeasuring 878.6 sq. mtrs. ("Property No. 1") and 2) C.T.S. No.32-C admeasuring 1936.8 sq. mtrs. ("Property No. 2") of Eksar Village in Borivali in the Registration Sub District of Bandra District Bombay Sub Urban & now in Greater Bombay forming part of the land or ground and registered in books of Collector of Land Revenue under non-agricultural no. 7, Entry No. 25, Survey No. 7, Plot No. 1 and Final Plot No. 1 and by former notified area committee Borivali under no. 45 and 46, Gorai Road, Taluka Borivali & Within the Registration District & Sub District of Mumbai Suburban as follows:

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## 1)C.T.S. No. 32-A

On or towards the North: By the Property of Ranchhod Ramji  
On or towards the South: By 90 feet Municipal Road  
On or towards the East: By Government of Land  
On or towards the West: By Dharamdas Road

## 2) C.T.S. No. 32-C

On or towards the North: By 90 feet Municipal Road  
On or towards the South: By Property of DharamdasHirji  
On or towards the East: By Government of Land  
On or towards the West: By Dharamdas Road

2. The documents of allotment of plot.
  - a) Conveyance dated 08/06/1968.
  - b) Redevelopment Agreement dated 26-04-2013 of Prasanna-Jeevan Co-op. Housing Society Ltd.
3. Property cards issued by city survey office Borivli dated 16-07-2014 & 25-07-2014. (Available)
4. Search Report for 30 years from 1991 till 2021.
5. 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. Kamla Homes & Lifestyles Pvt. Ltd. (owner/the promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

## Owners of the land

1. Manohar G. Tungare & Ors. C.T.S NO. 32-A & 32C of Village Eksar
2. Prasanna-Jeevan Co-op. Housing Society Ltd C.T.S NO.32A & 32-C of Village Eksar
3. Qualifying comments/remarks if any (Not required)



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6. The report reflecting the flow of title of M/s. Kamla Homes & Lifestyles Pvt Ltd.(owner/the promoter/developer/company) on the said land is enclosed herewith as annexure:

Encl: Annexure

- A. Title Certificate dated: 20/04/2018  
B. Legal Title Report dated: 17/05/2021

Dated :17<sup>th</sup> May, 2021

Place : Mumbai

For PILLAI AND CO.



SOLE PROPRIETOR

(ANILA PILLAI)  
ADVOCATE

Advocate Code: High Court (OS) – I23745  
From April - 1988

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## FLOW OF THE TITLE OF THE SAID LAND

1. Property Card as on date of application for registration/available
2. Mutation Entry No. \_\_\_\_\_(Not applicable)
3. Search report for 30 years from 1991 to 2021 taken from Sub- Registrar'  
Office at Borivli & Bandra.
4. Any other relevant title (Not applicable)
5. Litigations if any. (Not applicable)

Dated :17<sup>th</sup> May, 2021

Place : Mumbai

For PILLAI AND CO.



SOLE PROPRIETOR

(ANILA PILLAI)  
ADVOCATE

Advocate Code: High Court (OS) – 123745  
From April - 1988