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SATYENDRA A. DUBEY

ADVOCATE – MUMBAI HIGH COURT

B.A., LL.B.

1ST Floor, Hariom Palace, Paras Chamber, Hanuman Nagar, Nr. Hanuman Mandir, Katemanivali, Kalyan (E), Dist –Thane 421 306.

FORMAT - A

(Circular 28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS/C.S. No 9/1,10/1

situated at Village – Pisavli, Taluka – Kalyan, District – Thane. (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Mrs. Kusum Sanjay Mishra, Mrs. Shanti Manoj Pandye, Mrs. Anju Pradip Mishra, Mr. Vikky Sanjay Mishra, Mrs, Shanti Manoj Pande and Mrs. Anju Pradip Mishra, M/S. Ahamaf Reality and Developers through Mr. Yusuf Saiffudin Lokhandwal and following documents i.e. :-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card (CTS/C.S No 9/ 1 and 10/1) dated 03/02/2021.
- 4) Search report for 30 years from 1992 till 2021.

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 Mrs. Kusum Sanjay Mishra, Mrs. Shanti Manoj Pandye, Mrs. Anju Pradip Mishra, Mr. Vikky Sanjay Mishra, Mrs, Shanti Manoj Pande and Mrs. Anju Pradip Mishra, M/S. Ahamaf Reality and Developers through Mr. Yusuf Saiffudin Lokhandwal

are owners and developers and their title is clear, marketable and without any encumbrances .

Owners and Developers of the land :

- 1) Mrs. Kusum Sanjay Mishra CTS/C.S. No: 9/1.
- 2) Mrs. Shanti Manoj Pandye CTS/C.S No: 9/1.
- 3) Mrs. Anju Pradip Mishra CTS/C.S. No: 9/1
- 4) Mr. Vikky Sanjay Mishra CTS/C.S. No: 10/1
- 5) Shanti Manoj Pande CYS/C.S. No: 10/1
- 6) Mrs Anju Pradip Mishra CTS/C.S. No: 10/1
- 7) Ahamaf Reality and Developers through
Mr. Yusuf Saiffuddin Lokhandwal CTS/C.S. No:10/1

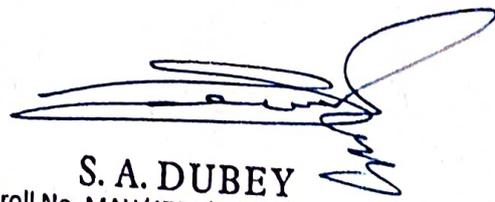
The report reflecting the flow of the title of Mrs. Kusum Sanjay Mishra, Mrs. Shanti Manoj Pandye, Mrs. Anju Pradip Mishra, Mr. Vikky Sanjay Mishra, Mrs. Shanti Manoj Pande and Mrs. Anju Pradip Mishra, M/S. Ahamaf Reality and Developers through Mr. Yusuf Saiffudin Lokhandwal on the said land is enclosed herewith as annexure.

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Search report for 30 years from 1992 to 2021 taken from Sub-Registrar' office at Kalyan.
- 3) Any other relevant title.
- 4) Litigations if any.

Date: 12/10/2021


S. A. DUBEY
Entroll No. MAH/4731/2014 B.A., L.L.B.
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