

FORMAT-A

(CIRCULAR NO. 28/2021)

To,

MAHARERA

Housefin Bhavan, Plot No. C-21,

Banda Kurla Complex, Bandra (East),

Mumbai – 400051, Maharashtra.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land admeasuring 42 sq. mtrs. out of total area admeasuring 3970 sq. mtrs. forming portion of land bearing Old Survey No. 272 i.e. New Survey No. 84, Hissa No. 3 situate, lying and being at Village Navghar, Bhayandar (East), Taluka & District. Thane, within the limits of Mira-Bhayandar Municipal Corporation (MBMC).

I have investigated the title of the above-mentioned property on the request of **M/S. PRAMANIK HOMES LLP**, a Limited Liability Partnership firm duly registered under the provisions of Limited Liability Partnership Act, 2008, and having their registered office at Walchand Darshan, Building No. 1, 3rd Floor, Opp. Dmart, Off. 150 Feet Road, Bhayandar West, Taluka & District Thane – 401 104, on the basis of the following documents:-

1) **DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of land admeasuring 42 sq. mtrs. out of total area admeasuring 3970 sq. mtrs. forming portion of land bearing Old Survey No. 272 i.e. New Survey No. 84, Hissa No. 3 situate, lying and being at Village Navghar, Bhayandar (East), Taluka & District. Thane. (Hereinafter referred to as the "**Said Property**").

2) **DESCRIPTION OF THE PROPERTY:**

By and under a Deed of Conveyance dated 28.12.2023 bearing document no. TNN7-23685-2023, M/s. Arun Construction Co. through its partners Mr. Manoj Babulnath Pandey and Mr. Arun Manoj Pandey, sold and conveyed the Said Property viz. land admeasuring 42 sq. mtrs. out of total area admeasuring 3970 sq. mtrs. forming portion of land bearing Old Survey No. 272 i.e. New Survey No. 84, Hissa No. 3 situate, lying and being at Village Navghar, Bhayandar (East), Taluka & District. Thane in favour of M/s. Pramanik Homes LLP upon the consideration and at the terms and conditions more particularly mentioned therein.

3) **SEARCH REPORT FOR 30 YEARS RESPECTIVELY FROM 1995 TO 2024**

Search Report dated 25.03.2024 issued by Mr. Mahesh Choudhari, Search Clerk taken for the year 1995 to 2024.

4) On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I



am of the opinion that the title of **M/S. PRAMANIK HOMES LLP**, in respect of the said property is clear, and without any encumbrances.

5) **OWNER OF THE SAID PROPERTY:**

M/s. Pramanik Homes LLP

- 6) The report reflecting the flow of the title of the Promoter **M/S. PRAMANIK HOMES LLP** on the said property is enclosed herewith as annexure.

Encl. Annexure

Date: 27th March, 2024



(Adv. A. M. Marlecha)
Advocate, High Court

FLOW OF THE TITLE OF THE SAID PROPERTY

**1. 7/12/PROPERTY CARD EXTRACT AS ON DATE OF APPLICATION
FOR REGISTRATION:**

M/s. Arun Construction through its partner Mr. Babulnath R.
Pandey & Manoj Babulnath Pandey

2. MUTATION ENTRY NO. 1305

**3. SEARCH REPORT FOR 30 YEARS TAKEN FROM THE SUB-REGISTRAR'S
OFFICE AT THANE.**

4. ANY OTHER RELEVANT TITLE: NIL

5. LITIGATION IF ANY: NO

Date: 27th March, 2024



(Adv. A. M. Marlecha)

Advocate, High Court