

**KIRAN B. BANOTE**  
**B.A.LL, B.**  
**ADVOCATE HIGH COURT**

Mobile No. 9324639187  
Office No. 95251-2699069

Office at:- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple,  
Gandhi Chowk Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503

E-mail Id :- [kiranbanote12@gmail.com](mailto:kiranbanote12@gmail.com)

Ref.

Date – 25/06/2021

FORMAT – A

(Circular No.:-28/2021)

To,  
Maha RERA  
Mumbai.

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to Gat No. 133, Hissa No. 2 Subject to title of Area Admeasuring 0H-56R-40P Asst. 1Rs.-83Paise out of total land admeasuring 7H-16R-0P P.K 0H-85R-0P Situated at Village **CHIKHLOLI**, Taluka - Ambernath Dist - Thane within local limit of Ambernath Municipal Council & Sub Registrar Ulhasnagar-3 at Ambernath.

(Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of (M/S. **SHREE SWAMI SAMARTH ENTERPRISES** ) and following documents i.e.:-

- 1) Description of the property.
- 2) The documents of allotment of plot.

7/12 extract issued by Talathi Saja Morivali Tal. Ambernath Dist. Thane Mutation Entry No. **124 249,250,586, 648, 672, 859, 860, 868, 890, 946, 957, 992, 1050, 1127, 1343, 1398, 1421, 1466, 1488, 1616, 1617, 1624, 1634, 1642, 1666, 1700, 1720, 1788, 1865, 1907.**

3) Search report issued by Searcher Shri. Satish A. Farad for on dtd 10/12/2017, 25/09/2018 & 25/02/2021.

2/- 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. SHREE SWAMI SAMARTH ENTERPRISES** is clear, marketable and without any encumbrances.

Owner of the land

Survey No.133 Hissa No. 2 Area Admeasuring 0H-56R-40P Asst. 1Rs.-83Paise out of total land admeasuring 7H-16R-0P P.K 0H-85R-0P

3/- The report reflecting the flow of the title of the (M/S. **SHREE SWAMI SAMARTH ENTERPRISES**) on the said land is enclosed herewith as annexure.

Encl : Annexure.  
Date:25/06/2021

**ADV. KIRAN B. BANOTE**  
(B.A.LLB)

Office : Trimurti Apt., 1st Floor,  
Near Karnavat Class, Opp. Maruti Temple.  
Gandhi Chowk, Badlapur. (E) 421503  
Tal. Ambernath, Dist. Thane

Mr. K.B. Banote  
(Advocate High Court)

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FLOIY OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7/ 12 extract / P.R. Card as on date of application for registration.

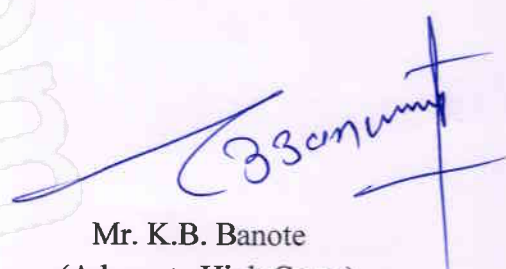
Mutation Entry No. **124 249,250,586, 648, 672, 859, 860, 868, 890, 946, 957, 992, 1050, 1127, 1343, 1398, 1421, 1466, 1488, 1616, 1617, 1624, 1634, 1642, 1666, 1700, 1720, 1788, 1865, 1907**

2) Search report on dtd 10/12/2017, 25/09/2018 & 25/02/2021 Taken from Sub-Registrar office at Badlapur.

3) Any other relevant title - No

4) Litigations if any - No

Date:25/06/2021

  
Mr. K.B. Banote  
(Advocate High Court)

**ADV. KIRAN B. BANOTE**  
(B.A.LLB)

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Near Kamawat Class, Opp. Maruti Temple,  
Gandhi Chowk, Badlapur. (E) 421503  
Tal. Ambarnath, Dist. Thane