

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

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 **CHIKHOLI**, 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

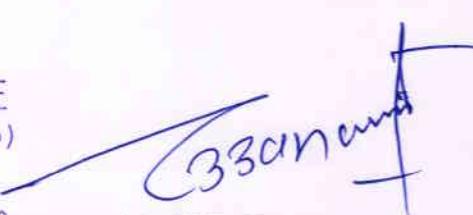
3/- The report reflecting the flow of the title of the (**M/S. SHREE SWAMI SAMARTH ENTERPRISES**) on the said land is enclosed herewith as annexure.

Encl : Annexure.
Date:25/06/2021

ADV. KIRAN B. BANOTE
(B.A.LL.B)

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Tal. Ambernath, Dist. Thane

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



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FORMAT - A
(Circular No.: - 2'b /2021)

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

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(Advocate High Court)

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