



# NARENDRA P. JAIN

B.Com., LL.B

## ADVOCATE

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**Dombivli Office :**

7, Patil Bhavan, Station Road,  
Dombivli (East) - 421 201.  
Tel. : (0251) 2863515

**Mumbai Office :**

89, Empire Bldg., 2nd Floor, Dr. D. N. Road,  
Fort, Mumbai - 400 001.  
Mob.: 9821339841

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FORMAT- A

(Circular No.28/2021 Dated 08/03/2021)

To  
MahaRERA

### LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to NA land bearing Survey no. 31, Hissa no. 5, area admeasuring about 10220 sq.mtrs., lying, being and situated at Village: Chikangar, Taluka: Kalyan, Dist: Thane and within the limits of the Kalyan Dombivli Municipal Corporation (hereinafter referred as "the said Plot").

I have investigated the title of the said Plot on the request of **M/s Sarvoday Amrut LLP** and following documents i.e.: -

- 1) Description of the property.
- 2) 7/12 extracts
- 3) Collector Orders
- 4) Building permissions and completion certificates
- 5) Permission for redevelopment
- 6) Development Agreement
- 7) Power of Attorney
- 8) Search report

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of Krushi Co-operative Housing Society Ltd is the Owner of the said Plot and M/s Sarvoday Amrut LLP as the developer of the said Plot and they are entitled to develop the said Plot and the title of the said Plot is clear, marketable and without any encumbrances.



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**Owners of the land:**

- 1) Krushi Co-operative Housing Society Ltd - NA land bearing Survey no. 31, Hissa no. 5, area admeasuring about 10220 sq.mtrs., lying, being and situated at Village: Chikangar, Taluka: Kalyan, Dist: Thane and within the limits of the Kalyan Dombivli Municipal Corporation

**Developer of the land:**

- 1) M/s Sarvoday Amrut LLP - NA land bearing Survey no. 31, Hissa no. 5, area admeasuring about 10220 sq.mtrs., lying, being and situated at Village: Chikangar, Taluka: Kalyan, Dist: Thane and within the limits of the Kalyan Dombivli Municipal Corporation

The report reflecting the flow of the title of the Krushi Co-operative Housing Society Ltd, as the Owners of the said plot and M/s Sarvoday Amrut LLP as the developer of the said Plot is enclosed herewith.

### FLOW OF THE TITLE OF THE SAID LAND.

**Sr.No.**

- 1) Search report
- 2) Development agreement dated 13/11/2019 bearing registration serial no. KLN-3/12159/2019
- 3) Power of Attorney dated 13/11/2019 bearing registration serial no. KLN-3/121560/2019

Date: 01.12.2021

**Narendra P. Jain**

Advocate