



ARUNA B. BHUJBAL

Advocate - High Court

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FORMAT - A
(Circular No.: 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot bearing no. Survey No. 30/2 admeasuring 4000 square meters, Survey No. 30/3 admeasuring 4280 square meters, Survey No. 329 Hissa No. 2 (pt) admeasuring area 1537 square meters out of the aggregate area of 7080 square meters situated at village Majiwade, Taluka and district Thane (hereinafter referred to as "said plot")

I have investigated the title of the said plot on the request of Kapstone Constructions Pvt. Ltd and have perused the following documents i.e.:-

1) Description of the property:

Survey No.	Hissa No
30	2
30	3
329	2pt

lying and being at Mouje Majiwade, Taluka, Sub- District and District of Thane

2) The documents of allotment of plot :-

- i. Agreement for Sale dated 21st December, 2006 and registered with the Sub Registrar of Assurances Thane under Serial No. TNN1-00662 – 2007 r/w Power of Attorney dated 7th February, 2007, bearing registration no. TNN1-97-2007
- ii. Development Agreement dated 15th May, 2008 registered with Sub-Registrar of Assurances, Thane-2, at Serial No. 4546-2008 r/w the Power of Attorney dated 15th May, 2008
- iii. Development Agreement dated 31st March, 2006 registered with Sub-Registrar of Assurances, Thane-5 at Serial No. 2095-2006 r/w 5 separate power of attorneys



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4) Search report as described below:

Survey No.	Hissa No	Period
30	2	From 1981 to 2010 And from 2010 to 2021.
30	3	From 1981 to 2010 And from 2010 to 2021
329	2pt	From 2002 to 2009 And from 2010 to 2021

On perusal of the above mentioned documents and all other relevant Documents relating to title of the said plot as more particularly mentioned in detailed title certificate; I am of the opinion that the title of Kapstone Constructions Pvt. Ltd. Company is clear, marketable and without any encumbrances.

5) Owners of the land :

*1) Survey No 30/2- Kapstone Constructions Pvt. Ltd.
*2) Survey No 30/3- Kapstone Constructions Pvt. Ltd.

3) Survey No 329/2pt- Shri. Vijaysingh Rajasingh Varma And Ors.

*(the promoter (KCPL) has acquired right, title and interest and is in possession of the said land with Conveyance in process)

Qualifying comments/remarks if any: As referred in the Title certificate

The report reflecting the flow of the title of the Kapstone Constructions Pvt. Ltd in respect of the said plot is enclosed herewith as annexure.

Encl : Annexure.

Aruna B. Bhujbal

Advocate.

Date: 27th July 2021

