

MIRA ROAD : Off. No. 104, Bldg. P/10, Siddharth Nagar Bldg. No. 9 & 10 CHS. Ltd., Sheetal Nagar, Mira Road (E), Dist. Thane - 401 107.
VASAI : 101, Khokhani Bhavan, Navghar, Vasai Road (West), Dist., Palghar - 401 202.

FORMAT – A

(Circular No. :- 28/2021)

To,
Maharera,
Housefin Bhawan,
Plot No. C-21, E-Block,
Bandra – Kurla Complex,
Bandra (East), Mumbai – 400 051.

Dated : 13/01/2025.

LEGAL TITLE REPORT

Sub :- Title Clearance Certificate with respect to (Old) S. No. 271/3, 4 & 6, (New) S. No. 82, 3, 4 & 6, situate at Navghar, Thane. (Hereinafter referred as the said Plot ‘**THE AVIGHNA SKY**’)

I have investigated the title of the said plots on the request of (M/s. Ramdev Avighna Sky) and following documents i.e.

1. Description of the properties :

Sr. No.	Old S. No. New S. No.	Hissa No.	Owners Total Area in Sq. Meters	Total Area in Sq. Meters to be developed	Village
1.	271 (Old) 82 (New)	3	1520	1520	Navghar
2.	271 (Old) 82 (New)	4	1490	1490	Navghar
3.	271 (Old) 82 (New)	6	4150	4150	Navghar

2. The document of allotment of the said plots,
 - i) Agreement for sale dated 20/04/2021 & Deed of Conveyance dated 20/03/2020, in respect of **(Old) S. No. 271/3, (New) S. No. 82/3**, situate at village Navghar, Bhayandar (East), Tal. & Dist. Thane. Mutation Entry 2634
 - ii) Agreement for sale dated 17/12/2013 & Deed of Conveyance dated 17/12/2013, in respect of **(Old) S. No. 271/4, (New) S. No. 82/4**, situate at village Navghar, Bhayandar (East), Tal. & Dist. Thane.
 - iii) Deed of Conveyance dated 17/12/2013, in respect of **(Old) S. No. 271/6, (New) S. No. 82/6**, situate at village Navghar, Bhayandar (East), Tal. & Dist. Thane.
3. 7/12 Extract or property card issued by the Talathi of village Navghar, Thane, Mutation Entry No. 2634, 3335 & 3365.
4. Search Report for Thirty (30) Years from 1993 till 23rd December 2024.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said properties I am of the opinion that the title of (following Owners / Promoters / Developers / Company) is clear, marketable and without any encumbrances.

(If any encumbrances pleased mention in separate sheet – No)

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Owners of the lands – 1) Mr. Manoj Motaji Purohit, 2) Mr. Arjun Manoj Purohit, Partners of M/s. Ramdev Avighna Sky.

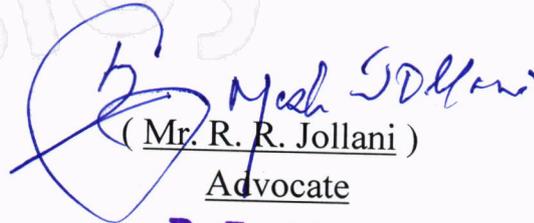
1) (Old) S. No. 271/3, 4 & 6, (New) S. No. 82/3,4 & 6,

2) Qualifying comments / remarks if any - Nil.

3/- The report reflecting the flow of the title of the (Owners / Promoters / Developers / Company) on the said lands is / are enclosed herewith as annexure.

Encl :- Annexure.

Date :


(Mr. R. R. Jollani)
Advocate

R. R. JOLLANI
ADVOCATE, HIGH COURT
: Off. No. 1, Bldg. No. P/10,
1st Floor, Siddharth Nagar,
Sheetal Nagar, Mira Road (E) - 401 107

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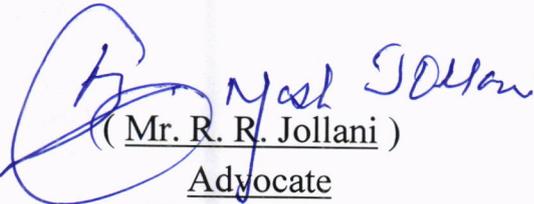
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 Extract / Property Card as on date of application for registration.
- 2) Mutation Entry No. 2634, 3335 & 3365,
- 3) Search Report for Thirty (30) Years from 1993 till 23rd December 2024, taken from Sub-Registrar's office at Thane No. – 1, 2, 4, 5, 7, 8, 9, 10 & 12.
- 4) Any other relevant title – No.
- 5) Litigations if any – None as per documents produced, information provided by Owners / Promoters / Developers / Company.

Date : _____.


(Mr. R. R. Jollani)
Advocate

R. R. JOLLANI
ADVOCATE, HIGH COURT
: Off. No. 1, Bldg. No. P/10,
1st Floor, Siddarth Nagar,
Sheetal Nagar, Mira Road (E) - 401 107