

FORMAT – A

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

LEGAL TITLE REPORT

Sub: Title Clearance Certificate title to the following land, situate, lying and being at Village Mahajanwadi (Penkarpada), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation and have to state as hereunder.

Sr. Nos.	Old Survey Nos.	New Survey Nos.	Hissa Nos.	Area in Sq. Meters
1.	127	49	10	880.00
2.	127	49	11	400.00
3.	127	49	12	2150.00
4.	127	49	19	300.00
5.	127	49	9	130.00
6.	127	49	13	100.00
7.	127	49	16	1420.00
8.	127	49	14	940.00

(for short hereinafter jointly and collectively referred to as the **"Said Property"**).

I have investigated the title to the said property on the request of M/s. Raj Homes and following documents are as hereunder.

- 1) **Description of Property:** As mentioned in the Title Search Report, dated 12th June, 2021.
- 2) **The document of allotment of the said property:** As mentioned in the Title Search Report, dated 12th June, 2021

3) Online 7/12 Extract, dated 16th February, 2021 of Survey No. 49/19 and Mutation Entry No. 361, 7/12 Extract , dated 27th August, 2021 of Survey No. 49/16 and Mutation Entry No. 361, 7/12 Extract , dated 14th August, 2021 of Survey No. 49/14 and Mutation Entry No. 155 & 1685, 7/12 Extract , dated 27th August, 2021 of Survey No. 49/13 and Mutation Entry No. 361, 7/12 Extract , dated 16th February, 2021 of Survey No. 49/12 and Mutation Entry No. 361, 7/12 Extract , dated 16th February, 2021 of Survey No. 49/11 and Mutation Entry No. 361, 7/12 Extract , dated 27th August, 2021 of Survey No. 49/10 and Mutation Entry No. 189 and 7/12 Extract , dated 27th August, 2021 of Survey No. 49/9 and Mutation Entry No. 361.

4. Search Report, dated 12th March, 2021 taken by Shri Sharad N. Pawar in the office of Sub-Registrar of Assurance at Thane-1, 2, 4, 5, 7, 10 & 12 from the year 2010 to March, 2021.

On perusal of the documents and all other relevant documents relation to title of the said property as mentioned in Title Search Report, dated 12th June, 2021, I hereby state and certify that title to the said property owned by M/s.Raj Homes is clear, marketable and free from all encumbrances.

5. OWNERS OF THE LAND:

- i. Land bearing Old Survey No. 127, New Survey No. 49, Hissa No. 10 is standing in the name of M/s. Raj Associates and its partners by name Shri Mukesh J. Parmar and Shri Sureshkumar P. Singh.
- ii. Land bearing Old Survey No. 127, New Survey No. 49, Hissa No. 9, 11,12,16 and 19 are standing in the name of M/s. Pooja Builders and its one of the partners by name Shri Surendra Bahadur Udrejsingh.
- iii. Land bearing Old Survey No. 127, New Survey No. 49, Hissa No. 13 is standing in the name of M/s. Pooja Builders and its partners by names Shri Surendrasingh Bahadur Udrejsingh and Shri Narendra Hariprasad Agarwal.
- iv. In Other Rights Column of 7/12 extract of the land bearing Old Survey No. 127, New Survey No. 49, Hissa No. 9, 11,12,13, 16 and 19, the encumbrance of Rs. 50,00,000/- (Rupees Fifty Lakh Only) of M/s. Pooja Developers and its partners namely Shri Ashokkumar Lalbahadur Singh,

Shri Alaknath Rajaram Singh, Shri Surendra Bahadur Udrejsingh, Shri Sanjay Matabir Singh and Shri Abhay Janardhan Singh have been recorded.

- v. Land bearing Old Survey No. 127, New Survey No. 49, Hissa No.14 is standing in the name of Shri Raju Yeshwant Bhoir, being the proprietor of M/s. Bhoir Builders & Developers.

The report reflecting the flow of the title: M/s. Raj Homes had acquired the development rights of the said property from the owners and the said documents are enclosed herewith as annexure

Encl: Annexure

Date: 31st January, 2022



Advocate

Housiey.com