



FORMAT- A

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

To MahaRERA

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to Plot No. bearing **old Survey No 9/1, 13/4A, 14/5A and 14/5B and New Survey No. 9B Hissa No 1 to 5**, totally admeasuring about **6470 Sq. Mtrs.**, lying, being and situated at Village: **Diwanman**, Taluka: **Vasai** and District: **Palghar** (hereinafter referred as "the said Plot").

I have investigated the title of the said Plot on the request of **M/s. R And J Buildline LLP** earlier known as **M/s. R and J Enterprises** and following documents i.e.:

- 1) Description of the property
- 2) Indenture of Conveyance dated 21/10/2005
- 3) Power of Attorney dated 21/10/2005
- 4) Indenture of Conveyance dated 21/10/2005
- 5) Power of Attorney dated 21/10/2005
- 6) Indenture of Conveyance dated 21/10/2005
- 7) Power of Attorney dated 21/10/2005
- 8) Indenture of Conveyance dated 21/10/2005
- 9) Power of Attorney dated 21/10/2005
- 10) Certificate of Registration on Conversion dated 24/02/2021
- 11) Search report for 19 years from 2002 till 2021
- 12) 7/12 extracts of the said plot

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 **M/s. R And J Buildline LLP** earlier known as **M/s. R and J Enterprises**, are the owners and they are entitled to develop the said Plot and the title of the said Plot is clear, marketable and without any encumbrances.

Owner and Developer of the Plot:

M/s. R And J Buildline LLP earlier known as M/s. R and J Enterprises - Plot No. bearing old Survey No 9/1, 13/4A, 14/5A and 14/5B and New Survey No. 9B Hissa No 1 to 5, totally admeasuring about 6470 Sq. Mtrs., lying, being and situated at Village: Diwanman, Taluka: Vasai and District: Palghar.





The report reflecting the flow of the title of the **M/s. R And J Buildline LLP** earlier known as **M/s. R and J Enterprises**, as the Owner and Developer of the said plot is enclosed herewith.

## FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Search report for 19 years from 2002 - 2021 taken from Online Search Report, Receipt No.: 1112169176 dated 19/10/2021.
- 2) Indenture of Conveyance dated 21/10/2005 registered in the office of Sub-Registrar of Assurance under Document Serial No. Vasai 1/ 6311/2005 on 28/10/2005.
- 3) Power of Attorney dated 21/10/2005 registered in the office of Sub-Registrar of Assurance under Document Serial No. Vasai 1/ 6312/2005 and bearing receipt no 6321 on 28/10/2005.
- 4) Indenture of Conveyance dated 21/10/2005 registered in the office of Sub-Registrar of Assurance under Document Serial No. Vasai 1/ 6305/2005 on 28/10/2005.
- 5) Power of Attorney dated 21/10/2005 registered in the office of Sub-Registrar of Assurance under Document Serial No. Vasai 1/ 6306/2005 and bearing receipt no 6315 on 28/10/2005.
- 6) Indenture of Conveyance dated 21/10/2005 registered in the office of Sub-Registrar of Assurance under Document Serial No. Vasai 1/ 6309/2005 on 28/10/2005.
- 7) Power of Attorney dated 21/10/2005 registered in the office of Sub-Registrar of Assurance under Document Serial No. Vasai 1/ 6310/2005 and bearing receipt no 6319 on 28/10/2005.
- 8) Indenture of Conveyance dated 21/10/2005 registered in the office of Sub-Registrar of Assurance under Document Serial No. Vasai 1/ 6307/2005 on 28/10/2005.
- 9) Power of Attorney dated 21/10/2005 registered in the office of Sub-Registrar of Assurance under Document Serial No. Vasai 1/ 6308/2005 and bearing receipt no 6317 on 28/10/2005.
- 10) Certificate of Registration on Conversion dated 24/02/2021.
- 11) 7/12 extracts of the said plot are in the name of M/s. R and J Enterprises.

Date: 20/10/2021



**Manali Pravin Waikar**  
Advocate