



Date : 24/03/2023

FORMATE-A

(Circular No. 28/2021)

To,
Maharashtra Real Estate Regulatory Authority
6th 7th Floor, Housfin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra (East), Mumbai-400 051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to All that piece and parcel of land bearing new Survey No. 352, Hissa No,3 (old Survey No. 298/3) admeasuring about 4000 sq. mtrs.,(0-40-0) H.R, of Village : Juchandra, Taluka Vasai, in the registration District and sub-district of Palghar earlier Thane (hereinafter referred to as the "THE SAID PROPERTY").

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I have investigated the title of the said property on the request of **M/S. SAI ORNATE DEVELOPERS**, a partnership firm registered under the Indian Partnership Act, 1932 and having registered office at B-203, Pramukh Plaza Premises, Cardinal Gracious Road, Chakala, Andheri East, Mumbai-400099 (hereinafter referred to as the "My Client", and I have perused the following documents i.e.:-

1. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land bearing new Survey No. 352, Hissa No,3 (old Survey No. 298/3) admeasuring about 4000 sq. mtrs., of



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Village: Juchandra, Taluka Vasai, in the registration District and sub-district of Palghar earlier Thane (hereinafter referred to as the "THE SAID PROPERTY").

2. DOCUMENTS OF THE ALLOTMENT:

Vide indenture of Conveyance dated 04.12.2013 duly registered at the office of the Sub Registrar of Assurance at Vasai -4 under Serial No. Vasai-4/5132/2013 executed between Velankani Developers (therein referred to as "The Vendor) and Developer herein (therein referred to as "the Purchasers") with respect to the said property.

3. 7/12 EXTRACT OR PROPERTY REGISTERED CARD ISSUED BY CITY SURVEY OFFICE:

As per the property card of the said property, is bearing new Survey No. 352, Hissa No,3 (old Survey No. 298/3) admeasuring about 4000 sq. mtrs , Village: Juchandra, Taluka Vasai, in the registration District and sub-district of Palghar earlier Thane

4. SEARCH REPORT OF 30 YEARS

The notes of search for the period of 30 years and in the entire notes of search there are no entries found affecting the title.

5. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of **M/S. SAI ORNATE DEVELOPERS**, in respect of the said property is clear and marketable and without any encumbrances.



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OWNERS OF THE SAID LAND

M/S. SAI ORNATE DEVELOPERS is sole and absolute owner in respect of All that piece and parcel of land bearing new Survey No. 352, Hissa No,3 (old Survey No. 298/3) admeasuring about 4000 sq. mtrs., of Village: Juchandra, Taluka Vasai, in the registration District and sub-district of Palghar earlier Thane.

The report reflecting the flow of the Title of M/S. SAI ORNATE DEVELOPERS in respect of the said property is enclosed as Annexure.

In my opinion and in view of the above documents and agreements the title of M/S. SAI ORNATE DEVELOPERS, has the right to develop the said property as mentioned in the schedule hereunder is clear, marketable and free from all encumbrances.

Encl: Annexure

Dated this 24th day of March, 2023

Place: Nallasopara

Yours faithfully, 
G. P. PAI

Advocate



Date : 24/03/2023

ANNEXURE

FLOW OF THE TITLE OF THE SAID PROPERTY

- A. By and under indenture of Conveyance dated 04.12.2013 duly registered at the office of the Sub Registrar of Assurance at Vasai -4 under Serial No. Vasai-4/5132/2013 mad and entered between Velankani Developers (therein referred to as "The Vendor) have sold, transferred and assigned the said property unto and in favour of M/s Sai Ornate Developers (therein referred to as "The Purchasers) for the price an consideration and upon the terms and conditions more particularly mentioned therein.
- B. Accordingly my client have become the sole and absolute Owner in respect of the said property.
- C. The 7/12 extract issued by the concerned authority of the said property indicate that M/s Sai Ornate Developers are the lessors/ owners of the said property of bearing new Survey No. 352, Hissa No.3 (old Survey No. 298/3) having area admeasuring about 4000 sq. mtrs., of Village: Juchandra, Taluka Vasai, in the registration District and sub-district of Palghar earlier Thane.
- D. On the basis of the documents, representations enumerated hereinabove, of the said property as more particularly described hereinabove and the title and ownership to the above-mentioned property clear and marketable.

