



Mrs. Mamta Dave

B.Com. LL.M.

FORMAT - A

(Circular No. 28/2021)

To,
MahaRERA
Bandra
Mumbai

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to land bearing Old Survey No. 311, New Survey No. 43, Hissa No. 4, situate, lying and being at Village Goddev, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira-Bhayandar Municipal Corporation (Hereinafter referred as the said "Plot")

1. I have investigated the title of the said Plot on the request of owner by M/s Kanungo Property through its partner Mahendra Milap Kanungo and following documents i.e.,

- 1) Description of the property
- 2) The documents of allotment of plot
- 3) 7/12 extract issued by Maharashtra Government dated 18-12-2021.
Mutation Entry no. A-11, dated 22nd June 1986, 283 dated 3rd September 1991, - 1419 dated 21/03/2013, 1477 dated 16/11/2013.
- 4) Search Report for 30 years from 1992 till 31-07-2022



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2. 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 Kanungo Property is clear, marketable and without any encumbrances.

Owners of the land

M/s Kanungo Property in respect of land bearing Old Survey No. 311, New Survey No. 43, Hissa No. 4, situate, lying and being at Village Goddev, Bhayandar (East), Taluka and District Thane.

3. The report reflecting the flow of the title of the M/s Kanungo Property on the said land is enclosed herewith as annexure.

Encl: Annexure

Dated this 16TH day of August 2022



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Advocate High Court



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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- I. 7/12 Extract
- II. Mutation Entry No. A-11, dated 22/06/1986,
283 dated 03/09/1991,
1419 dated 21/03/2013,
1477 dated 16/11/2013.
- III. Search report for 30 years from 1992 taken from Sub-Registrar
Office at 1 - 2 - 4 - 5 - 7 - 10 - 12 (manual & computers as
specified in report)
- IV. Any other relevant title N.A
- V. Litigation if any N.A

Dated this 16TH day of August 2022



Mrs. Mamta Dave
Advocate High Court