

Adv. Manali Saraf

210, 2nd Floor, J.K Chambers Premises CHS, Sector 17, Vashi Navi Mumbai 400703,
Email: manali@msassociates.co.in Mob: 9930516423

FORMAT - A
(Circular No.: 28/2021)

To

MAHA RERA

Housefin Bhavan,
near RBI, E Block,
Bandra Kurla Complex, Bandra East,
Mumbai, Maharashtra 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No 49 situated at Belapur Taluka/District Navi Mumbai, admeasuring 2629.05 sq. mtr. (hereinafter referred as the said "Plot")

I have investigated the title of the said plot on the request of M/s. Sara Realty, a Partnership Firm, having its office at B3, 203, Sector-2, Vashi, Navi Mumbai and following documents i.e. :-

- 1) **Description of the property:** Plot no. 49, admeasuring 2629.05 sq. mtr., in Sector No. 15, situated at Belapur, Navi Mumbai

On towards North:	Plot No. 50
On towards South:	Plot No. 48
On towards West:	Plot No. 41
On towards East:	30.00 M Wide Road

- 2) **The documents of allotment of plot.**

- a) Allotment Letter issued by City Industrial Development Corporation ("Corporation"), dated 16.11.2021, bearing reference no. 100874/1000828, confirming allotment of said Property in favour of M/s. Sara Realty
- b) Agreement to Lease registered before the sub-registrar of assurances at Thane, on 29/03/2022 bearing No. TNN-3/5717/2022 and executed between Corporation and M/s. Sara Realty through its Partner Mr. Abhishek N. Sharma

- 3) **7/12 extract or property card** - Not Applicable as this Plot is allotment by CIDCO

- 4) Search report for 30 years from 1993 till 2022

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. Sara Realty is clear, marketable and without any encumbrances.

Owners of the land

- (1) **M/s. Sara Realty** - Plot No. 49

- (4) **Qualifying comments/remarks if any:** NONE

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

Encl: Annexure

Adv. Manali Saraf

Date: 28.06.2022

Manali Saraf



2022.07.20 12:43

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) **7/12 extract / P.R. Card as on date of application for registration** - Not Applicable as this is a CIDCO Allotment Plot
- 2) **Mutation Entry No** - Not Applicable as this is a CIDCO Allotment Plot
- 3) **Search report for 30 years from Taken from Sub-Registrar' office at Thane Sub-Register**
 - a) Allotment Letter issued by City Industrial Development Corporation ("Corporation"), dated 16.11.2021, bearing reference no. 100874/1000828, confirming allotment of said Property in favour of M/s. Sara Realty
 - b) Agreement to Lease registered before the sub-registrar of assurances at Thane, on 29/03/2022 bearing No. TNN-3/5717/2022 and executed between Corporation and M/s. Sara Realty through its Partner Mr. Abhishek N. Sharma
- 4) **Any other relevant title** - Not Applicable as this is a CIDCO Allotment Plot
- 5) **Litigations if any** - NONE

Adv. Manali Saraf
Date: 28.06.2022



2022.07.20 12.43