

Advocate P.R. Mane

B.A, LL.B.

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Date :- 10th June 2022

To,

MahaRERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to land bearing (i) Old Survey No. 72, New Survey No. 5, Hissa No. 1, admeasuring 1010 sq.mtrs., (ii) Old Survey No. 137, New Survey No.4, Hissa. No.5, admeasuring 130 sq.mtrs., (iii) Old Survey No. 137, New Survey No.4, Hissa. No.7, admeasuring 430 sq.mtrs. & (iv) Old Survey No. 137, New Survey No.4, Hissa. No.8, admeasuring 450 sq.mtrs., situate, lying and being at Revenue Village Mahajanwadi (Mire) Registration District & Sub District Thane, within the local limits of Mira Bhayander Municipal Corporation herein after for the sake of brevity referred to as **"Said Properties"**.

I have investigated the title of the said Properties on the request of Shri. Rajendra Kumar Bhagwatiprasad Sharma. Age :-59 years, Occupation:- Business, R/at :- B-103, Prathmesh Avenue Tower, Datta Mandir Road, Near Sangeeta Cinema , VTC :- Malad-(East), and following documents i.e.

1) Description of the property :-

(i) Old Survey No. 72, New Survey No. 5, Hissa No. 1, admeasuring 1010 sq.mtrs., (ii) Old Survey No. 137, New Survey No.4, Hissa. No.5, admeasuring 130 sq.mtrs., (iii) Old Survey No. 137, New Survey No.4, Hissa. No.7, admeasuring 430 sq.mtrs. & (iv) Old Survey No. 137, New Survey No.4, Hissa. No.8, admeasuring 450 sq.mtrs., situate, lying and being at Revenue Village Mahajanwadi (Mire) Registration District & Sub District Thane, within the local

limits of Mira Bhayander Municipal Corporation and located at next to Krishna Garden MIDC Cross Road, Mora Gaon, Mira Road, Thane - 401104

2) The documents of allotment of said Properties:-

Public notice, Search report and representation and information given to me by my client.

3) 7/12 extract or property card issued by..... Dated , Mutation entry no.....

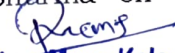
4) Search Report for 45 years from 1976 to 2021

On perusal of the above mentioned documents and all other relevant documents relating the title of the said properties. I am of the opinion that the title of API Square Reality through its Partners (1) Shri. Jignesh S.Desai, (2) Shri. Suresh Jain, (3) Mr. Akif Najeeb Zulfar (4) Shri. Santosh Mansaram Patil & (5) Shri. Rajendra Kumar Bhagwatiprasad Sharma.is clear, marketable and without any encumbrances

Owners of the land

- (i) Old Survey No. 72, New Survey No. 5, Hissa No. 1, admeasuring 1010 sq.mtrs.,
- (ii) Old Survey No. 137, New Survey No.4, Hissa. No.5, admeasuring 130 sq.mtrs.,
- (iii) Old Survey No. 137, New Survey No.4, Hissa. No.7, admeasuring 430 sq.mtrs. &
- (iv) Old Survey No. 137, New Survey No.4, Hissa. No.8.

The report reflecting the flow of the title of the (1) Shri. Jignesh S.Desai, (2) Shri. Suresh Jain, (3) Mr. Akif Najeeb Zulfar (4) Shri. Santosh Mansaram Patil & (5) Shri. Rajendra Kumar Bhagwatiprasad Sharma on the said properties is enclosed herewith as annexure.


Mrs. Pournima Mane-Kale (Advocate)
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 Advocate