

KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at:- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple,
Gandhi Chowk Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503
E-mail Id :- kiranbanote12@gmail.com

Ref.

Date – 28/05/2021

FORMAT – A

(Circular No.:-28/2021)

To,

Maha RERA

Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Survey No. 30, Hissa No. 1/8, Plot No. 4, Area Admeasuring 585 Sq. Mtrs.,** Situated at Village **KATRAP**, Tal.- Ambernath, Dist.- Thane within local limit of Kulgaon Badlapur Municipal Council and Sub-Registrar Ulhasnagar-1/2/3/4 at Badlapur. (Hereinafter referred as the said plot)

Name of Society/Owner :- **OM GANESH KRUPA CO.-OP. HOUSING SOCIETY LTD.**

Name of Developer/Promoter :- **M/S VINEET INFRA Through It Proprietor**

MR. VINEET DATTATRAY THANEKAR

I have investigated the title of the said plot on the request of **M/S VINEET INFRA through its proprietor VINEET DATTATRAY THANEKAR** and following documents i.e.:-

1) Description of the property :-

Survey No. 30, Hissa No. 1/8, Plot No. 4, Area Admeasuring 585 Sq. Mtrs., Situated at Village **KATRAP**, Tal.- Ambernath, Dist.- Thane within local limit of Kulgaon Badlapur Municipal Council and Sub-Registrar Ulhasnagar-1/2/3/4 at Badlapur.

2) The documents of allotment of plot.

- 3) 7/12 extract issued by Talathi Saja Shirgaon, Tal. Ambarnath Dist. Thane in favour of **OM GANESH KRUPA CO.-OP. HOUSING SOCIETY LTD.**
- 4) Mutation Entry No. 2811,3164.
- 5) **Re-development Agreement** on dated 27/03/2021, duly registered at the Office of Sub-Registrar Ulhasnagar-2 at serial No. 5725/2021, executed & registered between 1) Chairman – Shri. Arjun Shivshankar Salunkhe, 2) Secretary – Shri. Krushnaji Bhimaji Kulkarni, 3) Treasurer – Shri. Deepak Yashwant Keluskar, 4) Shri. Shivaji Ganpati More, 5) Shri. Shashikant Vinayak Sapre, 6) a) Shri. Vilas Sunil Shirsath, 7 b) Mrs. Varsha Sunil Shirsath, 8) Aparna Prabhakar Rajwade, 9) Sandhya Ramchandra Khabadkon, 10) Ishwar Raghunath Vartha, 11) a) Dayalan Vallaram Nadar, 12) b) Gitanjali Dayalan Nadar, 13) Subhash Nilkanth Karkhanis, 14) Yogeshchandra Dattatray Lohokar, 15) Chetan Daulat Deshmukh, 16) Schin Sanjay Patil, 17) Om Ganesh Krupa Co.-Op. Housing Society Ltd through 1) Chairman – Shri. Arjun Shivshankar Salunkhe (As a Confirming Party) 18) Secretary – Shri. Krushnaji Bhimaji Kulkarni (As a Confirming Party) 19) Treasurer – Shri. Deepak Yashwant Keluskar (As a Confirming Party) & M/S Vineet Infra Through Its Proprietor Shri. Vineet Thanekar (As a Developer)
- 6) Search report issued by Searcher Shri. Satish A. Farad for 30 years from 1992 to 2021.



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 Vineet Infra through its proprietor Vineet Dattatray Thanekar** is clear, marketable and without any encumbrances.

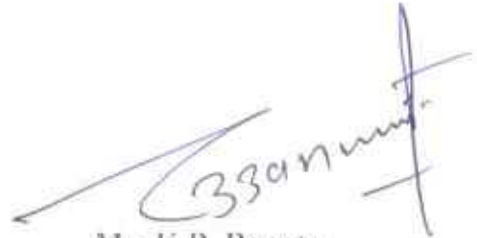
Owner of the land

1) Survey No. 30, Hissa No. 1/8, Plot No. 4

3/- The report reflecting the flow of the title of the **M/S Vineet Infra through its proprietor Vineet Dattatray Thanekar** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date:28/05/2021



Mr. K.B. Banote
(Advocate High Court)

ADV. KIRAN B. BANOTE
(BA.LLB)

Office : Trimurti Apt., 1st Floor,
Near Kamawat Class, Opp. Maruti Temple
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Tal. Ambemath, Dist. Thane

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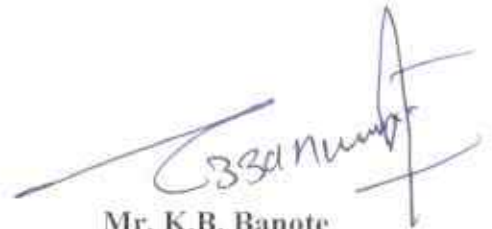
(Circular No.: - 2'b /2021)

FLOIY OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/ 12 extract as on date of application for registration.
- 2) Mutation Entry No. 2811, 3164
- 3) Search report for 30 years from 1992 to 2021 Taken from Sub-Registrar office at Badlapur.
- 4) Any other relevant title - No
- 5) Litigations if any - No

Date:28/05/2021



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(Advocate High Court)

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Name of Owner :- **OM GANESH KRUPA CO.-OP. HOUSING SOCIETY LTD.**

I have investigated the title of the said plot on the request of (M/S VINEET INFRA) and following documents i.e.:-

1) Description of the property :-

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Pranotes Name restriction

Vineet Dattatray Tharek

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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 Vineet Infra is clear, marketable and without any encumbrances.

Owner of the land

1) Survey No. 30, Hissa No. 1/8, Plot No. 4

3/- The report reflecting the flow of the title of the (M/S Vineet Infra) on the said land is enclosed herewith as annexure.

Encl : Annexure.
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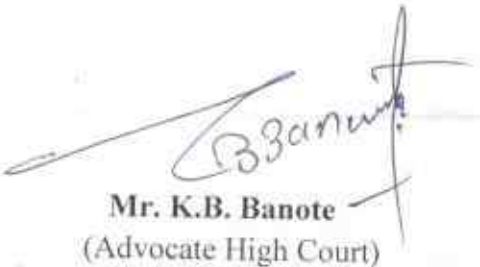
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