

TEJASVI SUBHASH MORE

Bsc.LL.M(MUMBAI)

ADVOCATE HIGH COURT

**ADDRESS :Bldg No. 13, FLAT NO.002, KailashNagar,MIDC ROAD
Vadavali Section, AMBERNATH (EAST)**

CONTACT NO : 9892781065

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

To,
Maha RERA
Housefin Bhavan, Plot No. C-21, E Block,
Bandra Kurla Complex, Mumbai – 400 051.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect Agricultural Land bearing: Survey no. 26, Hissa no. 1/B, Total Area admeasuring about 0-46-40 H-R-P equivalent to 4640 Sq. Meters, Revenue Assessment. 3.60 Paisa, CTS No.65, layout plot no. A, lying and situated at Village Kohoj Khuntavali, Ambernath, Taluka-Ambernath, Dist-Thane, hereinafter for the sake of brevity called and referred to as “The Said Property”.

I have investigated the Title of the said property on the request of my client **Mr. Sudhakar @ Sudam Zipa Rasal**, R/o Village Kohojgoan, Ambernath (W), Dist - Thane and prior to issuing this Title Certificate, I have gone through following documents and received necessary instruction from my client:

1. Description of The Property:

Survey no. 26, Hissa no. 1/B, Total Area admeasuring about 0-46-40 H-R-P equivalent to 4640 Sq. Meters, Revenue Assessment. 3.60 Paisa, CTS No.65, layout plot no. A, lying



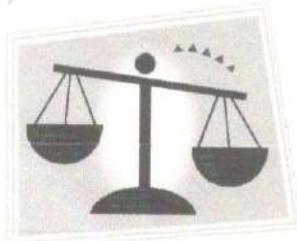
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and situated at Village Kohoj Khuntavali, Ambernath,
Taluka-Ambernath, Dist-Thane, hereinafter for the sake of
brevity called and referred to as "The Said Property".

2. Documents of Allotment of Plot--

- a. Copy of 7/12 Extract and relevant mutation entries of the said property.
- b. Copy of Registered Released Deed dated 26/06/2009, duly registered with Sub-Registrar of Assurance Ulhasnagar -3, Under Serial no. 2477/2009 executed by and between 1) Mrs. Tarabai Jaywant Gite @ Tarabai Zipa Rasal (Patil), 2) Mrs. Pushpalata Bhagwan Patil @ Pushpalata Zipa Rasal (Patil), 3) Mrs. Changunabai Kishor Mhatre @ Changunabai Zipa Rasal (Patil), 4) Mr. Yashwant Zipa Rasal (Patil), 5) Mr. Krishna Zipa Rasal (Patil), as a "Releasor" and Mr. Sudhakar @ Sudam Zipa Rasal (Patil) as a "Releasee".
- c. Copy of N A Tax Assessment order bearing no. MAHSUL/K-1/T-3/JAMINBAB-2/KV-107/2022, dated 09/05/2022 issued by Tehsildar, Ambernath.
- d. Copy of Building Construction Plan and Permission approved and granted by Ambernath Municipal Council bearing no. ANP/NRV/B.P/2022-23/441/9320/12 Dated 29/06/2022.
- e. Copy of Search Report dated 15/02/2022, issued by Adv. Prashant D. Deshpande.



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- f. Copy of public notice issued by the undersigned advocate in daily Marathi News Paper namely "Punya Nagari" dated 23/03/2022.

2/- On Perusal and careful consideration of the aforesaid facts, I have come to the conclusion that **Mr. Sudhakar @ Sudam Zipa Rasal** is the owner of said Property and his title to the said Property is good and marketable.

Owners of the Land: Mr. Sudhakar @ Sudam Zipa Rasal,
CTS No.65.

Name of Developer: Mr. Sudhakar @ Sudam Zipa Rasal
CTS No.65.

The report reflecting the flow of the title of owner **Mr. Sudhakar @ Sudam Zipa Rasal** is enclosed herewith as annexure.

Encl: Annexure.

Dated : 24/08/2022

Adv. Tejasvi More

Adv. Tejasvi Subhash More
(B.Sc. LL.M.)
D/13,002; Kailash Nagar,
MIDC Road, Ambarnath (E)
Mob.:- 9892781065



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FLOW OF THE TITLE OF THE SAID PROPERTY

On careful perusal of the aforesaid documents, particularly 7/12 extract of the said property reflects that same being owned and possessed by Mr. Sudhakar @ Sudam Zipa Rasal.

That Mutation entry no 189 and Mutation entry no 654 are not legible hence we cannot comment on the said mutation entries.

It further appears from Mutation Entry No. 1438 and 1810, that said property being declared surplus and acquired under the provisions of Section 10 Sub Section (1) of Urban Land (Ceiling and Regulations) Act 1986, and the charge and remark in the other column of 7/12 Extract of Maharashtra Shasan and surplus Land Property came to be inserted of the said property alongwith other properties held by Zipa Pandu Rasal predecessor of Sudhakar Zipa Rasal.

It further appears from Mutation Entry no. 1953 that Mr. Zipa Pandu Rasal (Patil) died intestate on 07/11/2007 leaving behind him 1) Mr. Sudhakar @ Sudam Zipa Rasal (Patil) (Son), 2) Mrs. Tarabai Jaywant Gite @ Tarabai Zipa Rasal (Patil), (Daughter), 3) Mrs. Pushpalata Bhagwan Patil @ Pushpalata Zipa Rasal (Patil), (Daughter), 4) Mrs. Changunabai Kishor Mhatre @ Changunabai Zipa Rasal (Patil), (Daughter), 5) Mr. Yashwant Zipa Rasal (Patil), (Son), & 6) Mr. Krishna Zipa Rasal (Patil), (Son), as his legal heirs and successors and the names of all legal heirs being duly mutated and substituted in the Records of Right.

It further appears from Mutation Entry No. 2026 as well as aforesaid registered release deed dated 26/09/2009 that 1) Mrs. Tarabai Jaywant Gite @ Tarabai Zipa Rasal (Patil), 2) Mrs. Pushpalata Bhagwan Patil @ Pushpalata Zipa Rasal (Patil), 3) Mrs. Changunabai Kishor Mhatre @ Changunabai Zipa Rasal (Patil), 4) Mr. Yashwant Zipa Rasal (Patil), & 5)



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Mr. Krishna Zipa Rasal (Patil), by Registered Released Deed dated 26/06/2009, duly registered with Sub-Registrar of Assurance Ulhasnagar -3, Under Serial no. 2477/2009, released all their rights, title and interest in respect of the said property in favor Mr. Sudhakar @ Sudam Zipa Rasal (Patil) and thereby name of Mr. Sudhakar @ Sudam Zipa Rasal (Patil) being retained rest of the names of releasers came to be deleted.

It further appears from Mutation Entry No. 2044 that though said property being declared surplus, however it remained in possession of the landowners, and in lieu of repeal of Urban Land Ceiling Act, owner applied for deletion of remark of surplus and Maharashtra shashan from the other column of 7/12 extract and pursuant thereto in lieu of direction given by Dy Collector, Ulhasnagar Urban Agglomeration, Thane bearing order no. ULC/ULN/6(1) SR-46 KOHOJ KHUNTAVLAI DATED 18/12/20210 the remark of Maharashtra Shashan and surplus land came to be removed and the property being restored in the name of owners Mr. Sudhakar @ Sudam Zipa Rasal as holder and possessor on the facts more particularly mentioned therein.

It further appears from Mutation Entry No. 2554 that necessary correction in the computerized 7/12 Extract came to be implemented on the facts more particularly mentioned therein.

It further appears from aforesaid N.A Tax assessment order dated 09/05/2022, that said property being allowed to be used for Non Agricultural purpose pursuant to the payment of Non Agricultural assessment by the owner on the terms and conditions more particularly mentioned therein, further more effect of the said order being given to 7/12 extract of the said property by virtue of Mutation Entry No. 2827.

It further appears from aforesaid sanctioned building plan and permission dated 29/06/2022, that necessary permission and plan being approved by Ambernath Municipal Council to carry out construction of building Type 'A' consisting of stilt plus Fourteen upper Floors & Building Type 'B' consisting of Ground plus one upper Floor (Bungalow) for residential use over said property on the terms and condition more particularly mentioned therein.



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That the Search Report dated 15/02/2022 issued by Adv. Prashant D Deshpande, does not disclose any adverse remark or entries which prohibit the under signed from issuing this Title Certificate.

That prior to issuing present title certificate the undersigned had issued necessary public notice in aforesaid Marathi news paper namely "Punya Nagari" on 23/03/2022 inviting objection from public at large towards the said property and issuance of this present title certificate, however no one raised any objection till date with the undersigned in that regard.

That on careful analysis of the aforesaid documents, subject to whatever stated herein above, I have come to the conclusion that the title of the said property owned by Mr. Sudhakar @ Sudam Zipa Rasal is clear and Marketable and free from all encumbrances and he entitle to develop the said property as per aforesaid sanctioned building plan and permission dated 29/06/2022, and subject to obtaining necessary permission and approvals from concern departments.

Hence this Title Certificate.

Dated 24/08/2022

Adv. Tejasvi More
Adv. Tejasvi Subhash More
(B.Sc. LL.M.)
D/13,002; Kailash Nagar.
MIDC Road, Ambernath (E)
Mob.:- 9892781065