



ADV. RUCHA K. JOSHI

B.Com., LL.M.

Advocate - Bombay High Court

F-1, Sai Kutir CHS Ltd. First Floor, Near Post Office, Gandhi Chowk, Kulgaon, Badlapur (E) - 421 503, Dist. Thane.
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To

Maha RERA,

Mumbai

Date: 09/07/2022

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to

Description of Property:

All that piece and parcel of N.A. land, lying, being and situate at revenue Village: Kulgaon, Taluka: Ambernath District: Thane.

Bearing : Survey No. 18, Hissa No. 1/13 (As per computerized 7/12 extract new S. No.18/1/13) Area admeasuring about 501.60 or thereabout, at Village: Kulgaon, Taluka Ambernath, District Thane.

Presently in the name/s of:

MANISHA CO OP HOUSING SOCIETY LTD.

(with all right, title and interest therein) hereinafter for brief referred to as "the said Plot"

I have investigated the title of the said plot on the request of **M/S. SHRI KRUPA DEVELOPERS** and following documents i.e.' :-

1/- Description of the property.

Survey No. 18, Hissa No. 1/13 (As per computerized 7/12 extract new S. No.18/1/13) Area admeasuring about 501.60 or thereabout, at Village: Kulgaon, Taluka Ambernath, District Thane.

MANISHA CO OP HOUSING SOCIETY LTD.

2) The documents of allotment of plot-1) Deemed Conveyance dtd.29/06/2019

Reg. under Sr. No.9832/2019

dtd.29/06/2019

2) Re-development Agreement
dtd.08/12/2021 duly Reg. under Sr.
No.UHN2-17896/2021 dtd. 08/12/2021





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3) Power of Attorney dtd.08/12/2021 duly
Reg. under Sr. No.UHN2-17897/2021
dtd.08/12/2021.

3) 7 /'12 extract-issued by Talathi Saja Kulgaon dtd.08/07/2022, mutation
entry No.7073.

4) Search report for 30 years from 1992 to 2021 (24/03/2021).

2/ - On perusal of the above mentioned documents and all other relevant
documents relating to title of the said property/plot I am of the opinion that the
title of Manisha Co Op Housing Society Ltd., is clear, marketable and without
any encumbrances and further by virtue of Re-Development Agreement
dtd.08/12/2021 duly registered under No.UHN2-17896/2021 dtd.08/12/2021
and Power of Attorney dtd.08/12/2021 duly registered under no.UHN2-
17897/2021 executed by all the members in favour of **M/S. SHRI KRUPA
DEVELOPERS** through its partners Mr. Anil Sadashiv Dalal have right, title to
develop the said plot and therefore, title of **M/S. SHRI KRUPA DEVELOPERS**
is clear, marketable and free from encumbrances.

Owners of the land:-

1) Manisha Co Op Housing Society Ltd., Survey No. 18, Hissa No. 1/13 (As per
computerized 7/12 extract new S. No.18/1/13) Area admeasuring about
501.60 or thereabout, at Village: Kulgaon, Taluka Ambernath, District Thane.

3) Qualifying comments/remarks if any-

By order passed by competent authority, District Deputy Registrar, Thane have
conveyed the said plot/property in favour of Manisha Co OP Housing Society
Ltd. and thereby have conveyed, transferred all the rights of ownership of the
said property alongwith structures standing thereon having 13 flats in favour
of Manisha Co. Op Housing Society Ltd. And thereafter, the said society have
followed necessary procedure and mutated their names in the revenue records
and started enjoying the said property as absolute owners thereof.





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3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said plot is enclosed herewith as annexure.

Encl : Annexure.

Date:



Advocate

(Stamp)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7 / 12 extract / P.R. Card as on date of application for registration

In case of 7/12 extract- Survey No. 18, Hissa No. 1/13 (As per computerized 7/12 extract new S. No.18/1/13) Area admeasuring about 501.60 or thereabout, at Village: Kulgaon, Taluka Ambernath, District Thane., in the name of Manisha Co Op Housing Society Ltd.,

2) Mutation Entry No.7073

3) Search report for 30 years from 1992 Taken from Sub-Registrar of Assurances, Office at Ulhasnagar-1, 2 & 3'

4) **Any other relevant Title-**In view of the above it appears that in terms of the orders, permissions and sanctions obtained under the prevailing laws, enactments and statutes and in compliance thereof as well as in pursuance to terms and conditions of Re-Development Agreement and Power of Attorney referred to hereinabove, the said **M/S. SHRI KRUPA DEVELOPERS.** is well and sufficiently entitled to the said property with the right and authority to develop the same and to sale the flats, units being construed therein to prospective purchasers after allotment of flats to the members of the owner society as per re-development agreement.

5) Litigations if any- At Present till date NIL.

Date:



Advocate

(Stamp)