



HARSHALI V SHINDE
B.A. LLB

Mob. 8237286617
7499102450

OFFICE: Shop no. 1, Near Ambarnath Railway Station, Opp State Bank Of India, Kansai Road, Ambarnath(E)

Date: 04/10/2022

FORMAT - A

(Circular No. 28/2021)

Mamrat Avenue

To,

MahaRera

Legal Title certificate

Sub:- Title Clearance Certificate with respect of immovable property as under:-

All that piece and parcel or parcel of immovable property known as Room No. 261, of Block. No. A-131, area adm. 250 sq. yards, Survey Sheet No. 53 bearing C.T.S No. 22917, Situated at Ulhasnagar-4, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

I have investigated the title of the said property on the request of Ranas Enterprises through its Partner Shri, Rajesh Godhumal Dumbani and following document i.e.

1) Description of property:

All that piece and parcel or parcel of immovable property known as Room No. 261, of Block. No. A-131, area adm. 250 sq. yards, Survey Sheet No. 53 bearing C.T.S No. 22917, Situated at Ulhasnagar-4, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

2) The Document of allotment of property

- 1) Xerox copy of Sale Deed dated 08.01.2021 executed by and between Shri Arun Amarlal Chichiria as the Seller AND Ranas Contruction through its Partner Shri Rajesh Godhumal as the purchaser, registered under Sr. No. 106/2020 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 2) Xerox copy of Sale Deed dated 22.07.2016 executed by and between i) Dr. Alka Subhash Tribhuwani ii) Shri. Subhash Laxman Tribhuwan as the Seller



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AND Arun Amarlal Chichiria as the purchaser, registered under Sr. No. 1548/2016 with Sub-Registrar of Assurance, Ulhasnagar-1.

- 3) Xerox copy of Sale Deed dated 27.04.2001 executed by and between Shir. Himat Yadav Jadhav as the Seller AND i) Dr. Alka Subhash Tribhuwani ii) Shri. Subhash Laxman Tribhuwan as the purchaser, registered under Sr. No. 850/2001 in the office of Sub-Registrar of Assurance, Ulhasnagar-1.
- 4) Xerox copy of C.D dated 29.04.1983 issued by the Government Of India in the name of shri. Himat Yadav Jadhav.
- 5) Xerox Copy of property card.
- 6) Search Report for 30 year from 1993 to 2022.

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 Ranas Enterprises through its Partner Shri Rajesh Godhumal Dumbani are clear, marketable and without any encumbrance.

Owner of the land

- 1) Ranas Enterprises through its Partner Shri Rajesh Godhumal Dumbani
C.T.S No. 22917

The Report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encls. Annexure A.

Date: 04/10/2021

Adv. HARSHALI VILAS SHINDE
B.A. LLB.

New Bhondipada, Nr. Shankar Mandir,
K. B. Road, Ambarnath(W)

Harshali

Rev. 4-6-74, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 265



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Annexure A

The Report reflecting flow of the title of the owner of the sold land known as under:-

All that piece and parcel or parcel of immovable property known as Room No. 261, of Block. No. A-131, area adm. 250 sq. yards, Survey Sheet No. 53 bearing C.T.S No. 22917, Situated at Ulhasnagar-4, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

Sr. No.	Name	Ownership From	Ownership Till	Reason for Change
1.	Shri. Himat Yadav Jadhav	29.04.1983	27.04.2001	Sale Deed
2.	i) Dr. Alka Subhash Tribhuwani ii) Shri. Subhash Laxman Tribhuwan	27.04.2001	22.07.2016	Sale Deed
3.	Shri. Arun Amarlal Chichiria	22.07.2016	30.12.2020	Sale Deed
6.	Ranas Construction through its Partner Shri. Rajesh Godhumal Dumbani	08.01.2021	Till Today	Sale Deed

Adv. HARSHALI MILAS SHINDE

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H. Shinde