

SACHIN S. VISHE
B.L.S. LL.B, DCL
(ADVOCATE HIGH COURT)

Residing at :- Kala Nagar, Ward No.4, Vangani (East), Tal- Ambernath
Dist- Thane. 421 503 Mobile No. 7875156717 Email Id –
sachinvishe10@yahoo.com

Ref. No.

Date:- 01/09/ 2022

FORMAT — A
(Circular No.:-28/2021)

To,
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Non Agricultural Land bearing Survey No. 51/2/A/26, Plot No- 26 , Area Admeasuring 332.78 Sq.mtrs, N.A. Asst. 33 Rs.-28 Paise, situated at Village – SHIRGAON, Tal. Ambernath, Dist. Thane (Hereinafter referred as the said land).

I have investigated the title of the said land on the request of **SHRI. PRASHANT TUKARAM BAIT** and following documents i.e.:-

1) Description of the property:-

Non Agricultural Land bearing Survey No. 51/2/A/26, Plot No- 26 , Area Admeasuring 332.78 Sq.mtrs, N.A. Asst. 33 Rs.-28 Paise, situated at Village – SHIRGAON, Tal. Ambernath, Dist. Thane within local limit of Kulgaon Badlapur Municipal-Council and Sub-Registrar Ulhasnagar



2) The Documents of allotment of the said land:

a) **Deed of Conveyance /Sale Deed** dtd. 23/09/2021 executed between, Mr. Datta Maruti Bhoir and Mr. Prashant Tukaram Bait . The owner Mr. Datta Maruti Bhoir have sold the said land **bearing Survey No. 51/2/A/26, Plot No- 26 , Area Admeasuring 332.78 Sq.mtrs, N.A. Asst. 33 Rs.-28 Paise, situated at Village – SHIRGAON, Tal. Ambernath, Dist. Thane** to Mr. Prashant Tukaram Bait . The said sale deed duly registered at the office of Sub-Registrar Ulhasnagar – 2 at Sr.No. 13892/2021, According to said Deed of Conveyance/Sale Deed, the name of Mr. Prashant Tukaram Bait mutated upon 7/12 extract of land bearing **Survey No. 51/2/A/26, Plot No- 26 , Area Admeasuring 332.78 Sq.mtrs, N.A. Asst. 33 Rs.-28 Paise, situated at Village – SHIRGAON, Tal. Ambernath, Dist. Thane**

b) **Power of Attorney** dtd. 23/09/2021, the land owner have given Separate Irrevocable Power of Attorney in favour of the Purchaser/Builders for enabling them to develop the said land by constructing thereon building/s of dwelling units, and other units and selling the said units to prospective flat/Unit Purchasers on ownership basis. The said Irrevocable Power of Attorney is duly registered at serial No. 13893/2021

c) **Construction Permission** granted by Kulgaon Badlapur Municipal Council by orders bearing No. KBNP/NRV/BP/0774/2021-2022 Unique No. 188, on dated 25/01/2022. The Building permission has granted for land bearing Survey No. 51/2/A/26, and thus, the said authority has granted construction permission for Stilt + Sixth Floor.



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..3..

d) Search Report on dated 23/07/2021 & dated 22/08/2022 issued by Searcher Shri. Satish Anant Farad of land bearing Survey No. 51/2/A/26, Plot No- 26 , Area Admeasuring 332.78 Sq.mtrs, N.A. Asst. 33 Rs.-28 Paise, situated at Village – SHIRGAON, Tal. Ambernath, Dist. Thane.

3) 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 **MR. PRASHANT TUKARAM BAIT** is clear, marketable and without any encumbrances.

Owner of the land –

Description of Land	Owner of the land
Survey No. 51/2/A/26, Plot No- 26 , Area Admeasuring 332.78 Sq.mtrs, N.A. Asst. 33 Rs.-28 Paise, situated at Village – SHIRGAON, Tal. Ambernath, Dist. Thane	Mr. Prashant Tukaram Bait

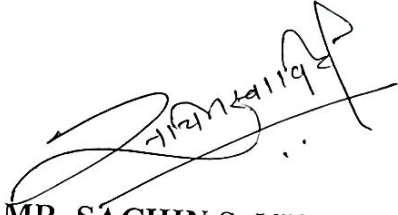


..4..

4) The report reflecting the flow of the title of the **Mr. Prashant Tukaram Bait** as a Owner/promoter/ developer on the said land bearing Survey No. **51/2/A/26, Plot No- 26 , Area Admeasuring 332.78 Sq.mtrs, N.A. Asst. 33 Rs.-28 Paise,,** situated at Village – **SHIRGAON, Tal. Ambernath, Dist. Thane.** within the local limits of **Kulgaon Badlapur Municipal Council** is enclosed herewith as annexure.

Encl : Annexure.

Date : 01/09/2022


MR. SACHIN S. VISHE
(Advocate High Court)

ADV. SACHIN S. VISHE
B.L.S., LL.B., D.C.L.
ADVOCATE HIGH COURT
Resl.: Kelenagar, Ward No. 4,
Vangani (E) Tal. Ambernath
Dist. Thane - 421503
Mob. No.: 7875156717

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FORMAT - A

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

FLOW OF THE TITLE OF THE SAID LAND.

1. 7/ 12 extract.
2. Search Report on dated 23/07/2021 & dated 22/08/2022 issued by
Searcher Shri. Satish Anant Farad of land bearing Survey No. 51/2/A/26,
Plot No- 26 , Area Admeasuring 332.78 Sq.mtrs, N.A. Asst. 33 Rs.-28
Paise, situated at Village – SHIRGAON, Tal. Ambernath, Dist. Thane.
taken from Sub-Registrar office at Badlapur.
3. Any other relevant title - No
4. Litigations if any – No.

Date: 01/09/2022



MR. SACHIN S. VISHE
(Advocate High Court)

ADV. SACHIN S. VISHE
B.L.S., LL.B., D.C.L.
ADVOCATE HIGH COURT
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Vangani (E) Tal. Ambernath
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