

To,
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY,
3RD FLOOR A WING SRA BUILDING,
ANANT KANEKAR MARG,
(EAST) MUMBAI -400051.

LEGAL TITLE REPORT

Sub: TITLE CLEARANCE CERTIFICATE in respect of Land bearing Final Plot no. 112, Sub -Plot No. 03, admeasuring 620 sq yards equivalent to 518.3 sq. meters (hereinafter referred to as the said property) lying & being situated at Village -Panvel, Taluka -Panvel, District-Raigad.

WE HAVE INVESTIGATED THE TITLE OF THE SAID PLOT ON THE REQUEST OF M/s. Kavya Realty through its proprietor Mr. Shivdas Mhatre having their Office address at M/s. Kavya Realty, Shop No. 22, Sai Plaza Co-operative Housing Society, Sector 15A ,Opposite Panvel Railway Station, Panvel East, Raigad , 410206, and following document i.e CONVEYANCE DEED

1. **Property Description :-**

Land bearing Final Plot no. 112, Sub -Plot No. 03, admeasuring 620 sq yards equivalent to 518.3 sq. meters within Panvel Municipal Limits

(hereinafter referred to as the said property) lying & being situated at Village -Panvel, Taluka -Panvel, District-Raigad.

2. The Document of Allotment of Plot

a. Conveyance Deed

3. 7/12 extract or property card issued –NA

4. Search Report for thirty years i.e. from 1991 to 2021

We/I have perused following documents for ascertaining the clear and marketable title of the said Property, situated at **Final Plot No. 112, Sub -Plot No. 03, Taluka-Panvel, Dist Raigad**. I am at opinion that, the said property is free from any encumbrance and **M/s. "HARSH-NITI CHS LTD"** is having a clear and marketable title to the said property.

Present Owner of the said land :

M/S. HARSHNITI CO-OPERATIVE HOUSING SOCIETY.

The Report Reflecting the Flow of the Title of the owner and promoter on the said land is enclosed herewith as Annexure

Encl : Annexure A



FLOW OF THE TITLE

1. The Document of Allotment of Plot -Conveyance Deed
2. 7/12 extract or property card issued –NA
3. Search Report for thirty years i.e. from 1991 to 2021

SR. NO	YEAR	FINDINGS
1.	1991	Plot Entry Not Found Register is in Torn Condition
2.	1992	Plot Entry Not Found Register is in Torn Condition
3.	1993	Plot Entry Not Found Register is in Torn Condition
4.	1994	Plot Entry Not Found Register is in Torn Condition
5.	1995	Plot Entry Not Found Register is in Torn Condition
6.	1996	Plot Entry Not Found Register is in Torn Condition
7.	1997	Plot Entry Not Found Register is in Torn Condition
8.	1998	Plot Entry Not Found Register is in Torn Condition
9.	1999	Plot Entry Not Found Register is in Torn Condition
10.	2000	Plot Entry Not Found Register is in Torn Condition
11.	2001	Plot Entry Not Found Register is in Torn Condition
12.	2002	No Entry Found

13.	2003	No Entry Found
14.	2004	No Entry Found
15.	2005	No Entry Found
16.	2006	No Entry Found
17.	2007	No Entry Found
18.	2008	No Entry Found
19.	2009	Plot Entry Found Registered Deed of Conveyance Dated 04/12/2009 was executed between "HARSH-NITI CHS LTD. PANVEL" and M/s. JAY CHEMI-COLOUR INDUSTRIES THROUGH ITS PROP. JAYASHRIBEN SHARADCHANDRA KOTHARI. which was duly registered in the Sub Registrar office of Panvel-1 Under Serial No. PVL- 1/08412/2009 on dated 04/12/2009 Under Receipt No. 8933
20.	2010	No Entry Found
21.	2011	No Entry Found
22.	2012	No Entry Found
23.	2013	No Entry Found
24.	2014	No Entry Found
25.	2015	No Entry Found
26.	2016	No Entry Found
27.	2017	Plot Entry Found Registered Correction deed was executed on dated 25/01/2017 between "HARSH-NITI CHS LTD.

		PANVEL" and M/s. JAY CHEMI-COLOUR INDUSTRIES THROUGH ITS PROP. JAYASHRIBEN SHARADCHANDRA KOTHARI, wherein there was oversight mistake of Document Page No-4/40 & 9/40 Property Distribution Number has wrongly mentioned as CTS No-112 Plot No-3 is Rectifies as Final Plot No-112, Sub-Plot No-3 , Wherein By the Correction Deed the same description was added by registering this Agreement at the Office of Sub-registrar at Panvel -5 Under Serial No. PVL-4/684/2017 on dated 25/01/2017
28.	2018	No Entry Found.
29.	2019	No Entry Found.
30.	2020	No Entry Found
31.	2021	Plot Entry Found Registered Development Agreement dated 30/08/2021 made and executed at Sub registrar of assurance at Panvel-5 under serial no PVL5-10535 of 2021 under receipt no-11117 dt:31/08/2021 made and executed between M/s. Kavya Realty through its Prop. Shri Shivdas Mhatre and M/S. Harsh Niti Co-Operative Housing Society and its Members. and under Power of Attorney Agreement dated 30/08/2021 made and executed at Sub-Registrar Office of Assurances at Panvel -5 under Serial No. PVL-5-10536-2022 under Receipt No. 11118 Dated 31/08/2021

4. LITIGATION- NO

