



MANASI PINGLE & ASSOCIATES

A D V O C A T E S & S O L I C I T O R S

Off: 343 F, 3rd Floor, Near Cinepolis, Eastern Business District, L.B.S Marg, Bhandup (W), Mumbai - 400 078.

Res: A-703, Joy Homes, L.B.S Marg, Bhandup (W), Mumbai 400 078.

✉ mnpingle@gmail.com

🌐 www.manasipingle.com

☎ 022 2595 6930

📞 93222 62270

Date :

Ref No.

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

To,
Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan, Plot No. C - 21,
E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot bearing CTS/C.S./F.P.No.989 situated at Village Kandivali, Taluka Borivali, District Mumbai Suburban (hereinafter referred as "**the said Plot/Property**").

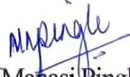
Sir,

I have investigated the title of the said plot on the request of **M/s. Swastik Builders and Developers (Owner / Promoter / Developer / Company)** and following documents i.e.:

- 1) Description of the property.
 - 2) The documents of allotment of plot.
 - 3) 7 / 12 extract or property card issued by City Survey Officer-Borivali dated 23/02/2019, Mutation entry No. Nil dated 16/11/1971
 - 4) Search report for 50 years from years from 1972 till 2021.
- 2) 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 (following **Owner / Promoter / Developer / Company**) is clear, marketable and without any encumbrances.
- Owners of the land : Bhartidevi Kababhai Soni**
- 3) The report reflecting the flow of the title of the (**Owner / Promoter / Developer / Company**) on the said land is enclosed herewith as annexure.

Encl.: Annexure.

Date: 28th March, 2022.


(Manasi Pingle)





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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.: ____

- 1) 7/42 ~~extract~~ / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. Nil dated 16/11/1971
- 3) Search report for 50 years from Year 1972 to 2002, Taken from Sub-Registrar's offices at Mumbai & Bandra.
- 4) No Litigation for the said Plot.

Date: 28th March, 2022

(Manasi Pingle)

