



FORMAT- A

(Circular No.28/2021 Dated 08/03/2021)

To MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no. 311, 312, 313, 314, 315, 316, 317 and 318, area totally admeasuring about 1276.6 sq.mtrs., situated at Village: Dive, Taluka: Thane and District: Thane (hereinafter referred as "the said Plot").

I have investigated the title of the said Plot on the request of **M/s Shree Balaji Developers** and following documents i.e.: -

- 1) Description of the property.
- 2) Property Card
- 3) Mutation Entries no.15 of 2014, 18 of 2015 and 29 of 2021
- 4) Search report for 14 years from 2008 till 2021.
- 5) Paper Notice dated 27/11/2021
- 6) Development Agreement
- 7) Adjudication receipt of Development Agreement

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the title of Ms. Girijabai Kisan Madhavi, Mr. Pandurang Kisan Madhavi, Mr. Rajaram Kisan Madhavi, Mr. Sadanand Kisan Madhavi, Mr. Shyam Kisan Madhavi, Mr. Ravindra Kisan Madhavi and Mrs. Manorama Ramakant Koli are the Owners of the said Plot and M/s Shree Balaji Developers are entitled to develop the said Plot, vide Development Agreement between the Landowner and Developers subject to payment of Stamp Duty as adjudicated by Collector of Stamps and registration of the Said Development Agreement and the title of the said Plot is clear, marketable and without any encumbrances, subject to whatever has been stated hereinabove.

Owners of the land:

- 1) Ms. Girijabai Kisan Madhavi, Mr. Pandurang Kisan Madhavi, Mr. Rajaram Kisan Madhavi, Mr. Sadanand Kisan Madhavi, Mr. Shyam Kisan Madhavi, Mr. Ravindra Kisan Madhavi and Mrs. Manorama Ramakant Koli - Plot no. 311, 312, 313, 314, 315, 316, 317 and 318, area totally admeasuring about 1276.6 sq.mtrs., situated at Village: Dive, Taluka: Thane and District: Thane





Developers of the land:

M/s Shree Balaji Developers, through its Partners, Pushpendra Babulalji Jain and Santosh Vasant Keni are the developers of the Said Plot

The report reflecting the flow of the title of the Ms. Girijabai Kisan Madhavi, Mr. Pandurang Kisan Madhavi, Mr. Rajaram Kisan Madhavi, Mr. Sadanand Kisan Madhavi, Mr. Shyam Kisan Madhavi, Mr. Ravindra Kisan Madhavi and Mrs. Manorama Ramakant Koli, as the Owners of the said plot AND M/s Shree Balaji Developers, as the Developers of the Said Plot is enclosed herewith.

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Search report for 14 years from 2008 - 2021 taken from Online Search Report, Receipt No.: 1112217442 dated 01/12/2021.
- 2) Property Cards
- 3) Mutation Entries Nos 15 of 2014, 18 of 2015 and 29 of 2021
- 3) Paper Notice dated 27/11/2021
- 4) Development Agreement between Owners and the Developer
- 5) Adjudication Receipt no 565/2021

Date: 06/12/2021



Pooja Ashok Thakekar
Advocate