

MRS. AMITA PATIL (JAIN)

B.A. LL.B

ADVOCATE



Boisar Office: E-178/179, First Floor, Arihant Market, Ostwal Empire, Boisar, Tal-Dist: Palghar, 401501.
Palghar Office : Shop No. 06, Ground Floor, The Edge, b/h. Prakash Talkiz, Mahim Rd, Palghar 401404.

Contact No. 9226933257@Email idadvocateamitajain@gmail.com

FORMAT- A

(Circular No. 28/2021)

To,
MAHA RERA,
6th & 7th floor, Housefin Bhavan,
Plot No. C- 21E- Blook, Bandra Kurla Complex,
Bandra (E), Mumbai - 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.

- 1) a) Survey No 54, Hissa No.10, Admeasuring area 0-08-10 H.R, Assessment Rs. 0.25/-
b) Survey No 54, Hissa No.12, Admeasuring area 0-18-20 H.R, Assessment Rs. 0.59/-
c) Survey No 49, Hissa No.2, Admeasuring area 0-21-20 H.R, Assessment Rs. 0.75/-
- 2) a) Survey No 53, Hissa No.5, Admeasuring area 0-01-00 H.R, Assessment Rs. 0.05/-
b) Survey No 53, Hissa No.7, Admeasuring area 0-10-6 H.R, Assessment Rs. 1.03/-
- 3) a) Survey No 54, Hissa No.11, Admeasuring area 0-08-1 H.R, Assessment Rs 0.28/-
- 4) a) Survey No 53, Hissa No.2/B, Admeasuring area 0-06-3 H.R, Assessment Rs 0.57/-
- 5) a) Bhumapan No.53/4, Area Admeasuring 0-06-6 H.R, Assessment Rs. 0.64/-
b) Bhumapan No. 53/1, Area Admeasuring 0-11-9 H.R., Assessment Rs. 1.08/-
- 6) a) Survey No 53, Hissa No.3, Admeasuring area 0-17-7 H.R, Assessment Rs.1.74/-,
b) Survey No 53, Hissa No.9, Admeasuring area 0-01-00 H.R, Assessment Rs. 0.05/-
- 7) a) Bhumapan No 53 Hissa No.2 A , Admeasuring area 0-05-3 H.R, Assessment Rs.0.57/--(Hereinafter referred as the "Said Plots").

I have investigated the title of the said plots on the request of Mr. Rajesh M. Mehta and following documents i.e.:-

1) Description of the property.

Village	Survey No.	Plot No.	Area Sq. Mtrs...	Assessment	Owners
Pasthal	54	10	810	0.25/-	Shri. Satyendrasing M. Shekhawat
Pasthal	54	12	1820	0.59/-	Shri. Satyendrasing M. Shekhawat
Pasthal	49	2	2120	0.57/-	Shri. Satyendrasing M. Shekhawat
Pasthal	53	5	100	0.05/-	Shri. Satyendrasing M. Shekhawat
Pasthal	53	7	1060	1.03/-	Shri. Satyendrasing M. Shekhawat
Pasthal	54	11	810	0.28/-	Shri.SatyendrasingM.Shekhawat
Pasthal	53	2/B	630	0.57/-	Shri. Rajesh Mahendra Mehta

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Pasthal	53	4	660	0.64/-	SumanSatyendrasinghShekhawat
Pasthal	53	1	1190	1.08/-	SumanSatyendrasinghShekhawat
Pasthal	53	9	100	0.05/-	Shri. Satyendrashing M. Shekhawat
	53	3	1770	1.74/-	Shri. Satyendrashing M. Shekhawat
Pasthal	53	2/A	530	53/-	Shri. Satyendrashing M. Shekhawat

- 2) The Documents of allotment of plot.
 - a. 7/12 Extract
 - b. Mutation Entries
 - c. Development Agreement and Conveyance Deed.
- 3) 7/12 extract issued by TalathiSaja of Village: pasthal Mutation Entry No. 1930.
- 4) Search Report for 30 years from 1992 till 2021
- 2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said properties I am of the opinion that the title of the Land Owners share is clear, marketable and without any encumbrances and as per Development Agreement the developers have right to develop the above said plot and sale their units for his share.
- 5) Owners of the land:

Sr. No	Owners of the land	Survey No.	Plot No.
1.	Shri.Satyendrashing M. Shekhawat	54	10
2.	Shri.Satyendrashing M. Shekhawat	54	12
3	Shri.Satyendrashing M. Shekhawat	49	2
4.	Shri.Satyendrashing M. Shekhawat	53	5
5.	Shri.Satyendrashing M. Shekhawat	53	7
6	Shri.Satyendrashing M. Shekhawat	54	11
7	Shri. Rajesh Mahendra Mehta	53	2/B
8	SumanSatyendrashingShekhawat	53	4
9.	SumanSatyendrashingShekhawat	53	1
10	Shri.Satyendrashing M. Shekhawat	53	9
11	Shri.Satyendrashing M. Shekhawat	53	3
12	Shri.Satyendrashing M. Shekhawat	53	2/A

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The Report reflecting the flow of the title of the (Owners/ Promoter/Developer/Company) on the said Properties is enclosed herewith as annexure.

Date : 24th February 2021

Place : Palghar



Mrs. Amita Patil (Jain)
Advocate

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FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 Extract issued by TalathiSaja of Village: Pashtal.
- 2) Mutation Entry No. 1930
- 3) Search Report for 30 years Taken from Sub-Registrar' office at. Palghar
- 4) Confirmation Deed of Development Agreement 14/2/2008 presented Sr. No. 1220/2009, Dated 30/03/2009(Survey No. 54/10, 54/12, 49/2).
- 5) Confirmation Deed of Development Agreement 03/03/2008 Sr. No. 3182/2009, Dated 11/08/2009 (Survey 53/5 and 53/7, 53/2/A, 53/3, 53/9).
- 6) Development Agreement Sr. No. 5375/2009, Dated 27/11/2009,(S. No.54/11)
- 7) Conveyance Deed, Sr. No. 5831/2010, Dated- 30/07/2010.(S. No.53/2B).
- 8) Confirmation Deed of Development Agreement presented at Sub-Registrar office at Palghar Sr. No. 3183/2009, Dated 11/08/2009 (53/4 and 53/1).

Date : 24th February 2021
Place : Palghar



Amit Jain
Mrs. Amita Patil (Jain)
Advocate