



S. P. PANDEY B.A.L.L.B.

ADVOCATE HIGH COURT MUMBAI

Office : Pareira Compound, Shop No.3 Gaodevi Road, Poisar, Kandivali (West), Mumbai - 400 067. Mob.: 9869140885
Residence: B/104, Charkop Vaibhav Co-op.Hou. Soc. Ltd., Sector -1, Plot No.256, Charkop,
Dr. Ambedkar Rd. Above Disha Hotel, Kandivali (W), Mumbai - 400 067. Tel.: (R) : 65153745

Time : Morning : 9.00 to 10.00 am , Evening : 7.00 to 10.00 pm

Ref No.:

FORMAT – A

Date :

(Circular No. :-28/2021)

To,
Maharera
Mumbai

LEGAL TITLE REPORT

Sub : Title Clearance with respect to land bearing Old Survey No. 356, New Survey No. 86, Hissa No. 1C, Total Area Admeasuring 4250 Square Meters, situated at Village – Goddev, Taluka& District - Thane (hereinafter referred to as “the said property”)

1. I have investigated the title of the said plot on the request of M/s RNA Builders (NG), through its partner Shri. NariderpalGutpa having address at 28, Raja Bahadur Building, 1st Floor, Mumbai Samachar Marg, Fort, Mumbai – 400 023, and the following documents i.e. –

a. Description of the Property

- i. All that piece and parcel of land bearing Old Survey No 356 New Survey No 86 Hissa No 1C, total area admeasuring 4250SqMtrrsituated and lying at Village Goddev, Taluka& district Thane within the local limits of Mira Bhayandar Municipal Corporation hereinafter for the sake of brevity referred to as “the said property”

b. The Documents of allotment of said property

- i. Agreement for Sale dated 15.08.1988 executed between Shri. Vijay Shankar Kadam & Others and M/s Shah and Dattani Associates
- ii. Agreement for Purchase dated 31.03.1991 executed between RNA Builders and M/s Shah and Dattani Associates through its partner Shri Jayesh Shah.
- iii. Shri Vijay Shankar Kadam & Others executed General Power of Attorney dated 06.04.1992 to Shri Narinderpal Gupta & Others. Shri. Vijay Shankar Kadam & Others executed power of attorney to execute conveyance dated 06.04.1992 for old Survey No. 356, Hissa No. 1 Part for village Goddev, Taluka & District Thane.
- iv. Development agreement dated 30.05.2008 executed and duly registered on 18.06.2008 between Shri. Vijay Shankar Kadam & Others and RNA Builders with respect to land bearing Old Survey No. 356 Hissa No. 1 Part New Survey No. 86 Hissa No 1C lying at village Goddev, Taluka & District Thane.
- v. Court Consent Terms dated 12.04.2011 between Shri Narinderpal Gupta of RNA Builders NG and Kheteshwar Construction through its managing partner Kishanlal Maganlal Purohit & Others towards land bearing Survey No 86 Hissa No 1C Old Survey No. 356 admeasuring 4250 SqMtrs open land at village Goddev, Taluka & District Thane as per Court Consent Terms on Suit No. 153/2008.

Spandey

- c. 7/12 extract of property issued by Talati, Goddev, Mutation Entry No.- 1118. Under Mutation Entry No. 1118 as 7/12 Extract copy of the sme annexed duly signed by Talathi on 11/02/2013
- d. Search Report for 30 years from 1993 till 2022 is perused.
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 M/s RNA Builders (N G), through its partner Shri. Narinderpal Gupta is clear, marketable and without any encumbrances.
Owner of Land is M/s RNA Builders (N G), through its partner Shri. Narinderpal Gupta.
3. The report reflecting the flow of the title of M/s RNA Builders (N G), through its partner Shri. Narinderpal Gupta on the said property is enclosed herewith as annexure.

Date : 14.03.2022

Mr. S. P. Pandey

Advocate

14/3/2022



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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 Extract / P. R. Card as on date of application of registration.
2. Mutation Entry No. - 1118
3. Search Report for 30 years from 1993 to 2022 taken from Sub-Registrar
Office at Thane
4. Any other relevant title. - N.A.
5. Litigations if any - None

Mr. S. P. Pandey

S. P. Pandey
Advocate

14/3/2022

Date : 14.03.2022