

TIWARI ASSOCIATES

ADVOCATES AND LEGAL CONSULTANTS

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PRITI.M. TIWARI

BMS .LLB

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MANNOJ. M. TIWARI

BLS.LLB

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ADD :- ROOM NO.4, TIWARI NAGAR, TULINJ ROAD, NALASOPARA (E), TAL - VASAI, DIST-PALGHAR

Ref No

Date: 17/12/2024

TO,

MAHARERA

MUMBAI

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect of land bearing New S.No. 89/1/3/2, Old S.No. 42, Area 2420 Sq.Mtrs. Society known as Ruchita Chsl., Village – Nilemore, Tal-Vasai, Dist-Palghar, from the year from the year 1952 – 2024.

1/- I have investigated the title of the said plot on the request of M/S. ADIRAJ J. P. INFRA and following documents i.e :-

1. Description of Property :-

New S.No. 89/1/3/2, Old S.No. 42, Area 2420 Sq.Mtrs.
Society known as Ruchita Chsl., Village – Nilemore, Tal-Vasai,
Dist-Palghar, from the year 1952-2024.

**2. The documents of allotment of plot of land
(As per Search):-**

- a) Whereas, vide Conveyance Deed dated 18/6/1986, duly registered Vide Document No. 349, dated 5/2/1987, Shri Babu Laxman Patil have sold, assigned and transferred to Smt. Jayanti Mahadev @ Madhukar Naik, the Land bearing S.No. 42, Area 0-34-2 HR, Village –Nilemore, Tal-Vasai, Dist-Palghar.
- b) Whereas, vide Conveyance Deed dated 18/12/1986, duly registered Vide Document No. 350, dated 5/2/1987, Shri Babu Laxman Patil have sold, assigned and transferred to Shri Mahadev @ Madhukar Gajanan Naik, the Land bearing S.No. 42, Area 0-10-00 HR, Village – Nilemore, Tal-Vasai, Dist-Palghar.

- c) Whereas vide Conveyance deed dated 23/02/2017, which is duly registered at Vasai 1-1941/2017, dated 01/03/2017, the owner i.e Smt. Jayanti Mahadev @ Madhukar Naik through authorized Officer Shri Dilip Udhaan, have executed and registered conveyance Deed of land bearing New S.No. 89/1/3/2, Old S.No. 42, Area 2420 Sq.Mtrs. Society known as Ruchita CHSL., Village – Nilemore, Tal-Vasai, Dist-Palghar in favour of the society known as Ruchita CHSL.
- d) Redevelopment Agreement dated 17th June 2023, which is duly registered in the office of Sub Registrar of assurance of Vasai 6-3091/2023, society i.e. Ruchita CHSL. have granted Re-development rights of land bearing New S.No. 89/1/3/2, Old S.No. 42, Area 2420 Sq.Mtrs. Society known as Ruchita Chsl., Village – Nilemore, Tal-Vasai, Dist-Palghar to M/s. Adiraj J.P. Infra.
- e) Whereas society i.e. Ruchita CHSL. have executed Power of attorney in favour of M/s. Adiraj J.P. Infra, vide dated 17th June 2023, which is duly registered in the office of Sub Registrar of assurance of Vasai 6-3092/2023.

3. 7/12 Extract Dated :23/01/2023

4. Search report for the year 1952 -2024.

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 the said land i.e. New S.No. 89/1/3/2, Old S.No. 42, Area 2420 Sq.Mtrs. Society known as Ruchita Chsl., Village – Nilemore, Tal-Vasai, Dist-Palghar seems to be clear, marketable and without any encumbrances and M/s. Adiraj J. P. Infra is the developer of the above said society/ land.


OWNER OF LAND : RUCHITA CHSL.

DEVELOPER :- M/S. ADIRAJ J. P. INFRA

Comments : NIL

3/- The report reflecting the flow of the title of the RUCHITA CHSL. on the said land is enclosed herewith as annexure.
(i.e Index II AND 7/12 EXTRACT)

Date 17/2/2024


Advocate

(Stamp)

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FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract dated 23/01/2023
2. Search report for 1952 TO 2024 taken from Sub Registrar office of Vasai 1,2,3,4,5,6
3. Any Other relevant title :- NIL
4. Litigation if any :- NIL

Date

Advocate

(Stamp)

MANNOJ M. TIWARI
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Shop No. 7, Tiwari Nagar,
Tulinj Road, Nalasopara (E),
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ENCUMBRANCES :- NIL