

RAMKRISHNA. D. JOSHI

ADVOCATE

LL.B, D.C.J, P.G.D.H.R, P.G.D.C.L, P.G.D.C.P.



Office – 14 A, G. S. Society, Near Hire Bhuvan, Near Dist. Court Dhule. (Maharashtra)

Pin No. 424001. Mob No. 9890069101, 9404192101.

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.55 CTS/C.S. No. 7190, area admeasuring 483.7 Sq. Mtrs, situated at Dhule, Taluka/District Dhule (hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of **M/S. SOHAM BUILDCON** through its Proprietor **Shri, ChetanVidhyadhar Pathak** and following documents i.e.: -

- 1) Description of the property.
- 2) Development Agreement dated 30/03/2022
- 3) Search report for __ years from 1965 till 2022.

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 **1) SHRI RATAN KONDU BHOI, 2) SHRI KARUNA GANESH MHATRE AND 3) SMT. MANALI RATAN BHOI** as the Owners and **M/S. SOHAM BUILDCON** through its Proprietor **Shri, ChetanVidhyadhar Pathak** as the Developer is clear, marketable and without any encumbrances.

Owners of the land:

1) SHRI RATAN KONDU BHOI, 2) SHRI KARUNA GANESH MHATRE AND 3) SMT. MANALI RATAN BHOI: ALL THAT piece and parcel of Plot No.55 CTS/C.S. No. 7190, area admeasuring 483.7 Sq. Mtrs, situated at Dhule, Taluka/District Dhule

Developers of the land:

M/S. SOHAM BUILDCON: ALL THAT piece and parcel of Plot No.55 CTS/C.S. No. 7190, area admeasuring 483.7 Sq. Mtrs, situated at Dhule, Taluka/District Dhule



Signature of the Advocate
Adv. Ramkrishna D. Joshi
LL.B, P.G.D.H.R., D.C.J, P.G.D.C.L
Office:- 16, G.S.Colony,
Near Dist.Court, Dhule.
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The report reflecting the flow of the title of the 1) SHRI RATAN KONDU BHOI, 2) SHRI KARUNA GANESH MHATRE AND 3) SMT. MANALI RATAN BHOI as the Owners and M/S. SOHAM BUILDCON as the Developer on the said land is enclosed herewith as annexure.

Encl : Annexure.

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Search report for ___ years from 1965 till 2022, bearing receipt No.: _____ dated _____.
- 2) At the relevant time 1) Shri RatanKonduBhoi, 2) Shri Karuna Ganesh Mhatre And 3) Smt. ManaliRatanBhoi are the absolute owners of Plot No.55,CTS/C.S. No. 7190, area admeasuring 483.7 Sq. Mtrs, situated at Dhule, Taluka/District Dhule.
- 3) Vide Development Agreement dated 30/03/2022, whereby 1) Shri RatanKonduBhoi, 2) Shri Karuna Ganesh Mhatre And 3) Smt. ManaliRatanBhoi sold, transferred, assigned all their Development rights, title, interest and benefits with respect to the said Plot in favour of M/S. SohamBuildcon and the same was duly registered with the Sub-Registrar, under Registered Document Serial No. DLN-1/1658/2022.

Date: 07/02/2023

Advocate



Signature of the Advocate

Adv. Ramkrishna D. Joshi
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