Office: Bhagyoday bldg., 1st floor,
Below Khardikar Classes,
Ramnagar, Dombivli (East)
Mob:9821140483

Mrs. Smita Sansare-Parab
B.Com. , LL.M. DBM
Advocate

FORMAT – A

(Circular No.:- 28/2021)

To
MahaRERA
MUMBAI

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land bearing **Survey No.230 (Old), New 3, admeasuring 1260 Sq.mt. of Village Navagaon, Taluka, Kalyan, Dist Thane-421202 (hereinafter referred as the "said plot").**

I have investigated the title of the said plot on the request of **Blue Bali Co-operative Housing society Ltd**. I have perused following documents i.e. :-

1) **Description of the property:**plot of land bearing Survey No.230 (Old), New 3, admeasuring 1260 Sq.mt. of Village Navagaon, Taluka, Kalyan, Dist Thane-421202and within the limits of Kalyan Dombivli Municipal Corporation (KDMC).

2) **The documents of allotment of plotof land:**-Development Agreement Dated **08/11/2023** vide Document number **KLN-3-16583-2023** with developer. **M/S. SHREEMAN DEVELOPERS.**

3)7/12 extract issued by**Land and Revenue Department of Maharashtra and mutation entry no.784, 679, 603.**

4) Search report for 30 years from**1993**till**December 2023**

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 the said property belonging to **Blue Bali Co-operative Housing society Ltd**is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

(1)**Blue Bali Co-operative Housing society Ltd**land bearing Survey No.230 (Old), New 3, admeasuring 1260 Sq.mt. of Village Navagaon, Taluka, Kalyan, Dist Thane-421202,

(3) Qualifying comments/remarks if any …NIL…..

3/- The report reflecting the flow of the title of **Blue Bali Co-operative Housing society Ltd** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Mrs. SMITA SANSARE PARAB
B.Com., LL.M., DBM
19/B, Yewteshwar CHS. Ltd.,
Tajaji Rd., 3rd Lane, Near Patkar School
Dombivli (East), Dist. Thane
Regn. No. MAH/2172/2000

Advocate.

Date 25/01/2024

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Mrs. Smita Sansare-Parab
B.Com. , LL.M. DBM
Advocate

FORMAT – A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7/12 extract issued by **Land and Revenue Department of Maharashtra**.

2) Mutation Entry No.**784, 679, 603**

3) Search report for 30 plus years from**1993** till **December 2023** taken from Sub-Registrar' office at Sub- Registrar Office at Kalyan, Dist-Thane.

4) Any other relevant title:- **Blue Bali Co-operative Housing society Ltd** has given the said land for development purpose vide development Agreement dated**08/11/2023** vide Document number **KLN-3-16583-2023** with developer. **M/S. SHREEMAN DEVELOPERS**

5) Litigations if any:-NA

Mrs. SMITA SANSARE PARAB
B.Com., LL.M., DBM
19/B, Yewteshwar CHS. Ltd.,
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Dombivli (East), Dist. Thane
Regn. No. MAH/2172/2000

Date:- 25/01/2024

Advocate.