



Prasad G. Shelke

B.A.(L.L.B.)

ADVOCATE HIGH COURT

Mob. No.: 9226224706
9075012567

Office : Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E) - 421 503.
Email id - adv.prasadshelke@yahoo.com

Ref No. :

Date :- 25/11/2023 .

FORMAT-A (Circular No.28/2021)

To,
Maha RERA,
Mumbai.

... LEGAL TITLE REPORT ...

SUBJECT :- Title Clearance certificate with respect to properties bearing **GUT NO. 15, HISSA NO.1**, Situated lying and being at **Village:-SONIVALLI, Taluka:-Ambernath, Dist-Thane**, District Registration office:-Thane, Sub District Registration office:- Ulhasnagar-2 & 4, mentioned below:-

GUT NO/HISSA NO	AREA H-R-P.	ASSESSMENT RS. PAISE
Gut No. 15, Hissa No. 1	1H-74R-50 Prati, Out of which area taken for Development is 1H-23R-50 Prati <u>i.e 12350 Sq. Mtrs.</u>	7.05

I have investigated the Title of the said plot on the request of the Developers **PAWAR GROUP BUILDERS AND DEVELOPERS** and others and the following documents:-

1. DESCRIPTION OF THE PROPERTY:-

GUT NO/HISSA NO	AREA H-R-P.	ASSESSMENT RS. PAISE
Gut No. 15, Hissa No. 1	1H-74R-50 Prati, Out of which area taken for Development is 1H-23R-50 Prati <u>i.e 12350 Sq. Mtrs.</u>	7.05



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Situated lying and being at Village:-SONIVALI, Taluka:-Ambernath, Dist-
Thane.

2. THE DOCUMENTS OF ALLOTTMENT OF PLOT :-

- a) Registered Release Deed Executed between 1) Mr. Pandurang Mahadu Sonawane, 2) Ramesh Mahadu Sonawane, AND 1) Gunabai Alias Munabai Kachru @ Mangal Jadhav, 2) Kantabai @ Vandana Dasharath Bhalerao, had Release their Share in favour of 1) Mr. Pandurang Mahadu Sonawane, 2) Ramesh Mahadu Sonawane, by Registered Release Deed bearing Number 8716/2011, Dated 23/08/2011.
- b) Registered Sale Deed of Gut Number 15, Hissa Number 1, Area Admeasuring about 20 Gunthas Out of Total Land executed by 1) Mr. Pandurang Mahadu Sonawane, 2) Savita Ramesh Sonawane, 3) Sandhya Jeevan Gaikwad, 4) Avinash Ramesh Sonawane, 5) Amol Ramesh Sonawane, 6) Sushma Anil Jadhav 7) Reshma @ Nidhi Nilesh Sonawane, 8) Neelam Ramesh Sonawane, and Kishor Dhau Meher, Girish Manohar Meher, Ranjana Dhau Meher, Suvarna Pravin Khandelwal @ Joshi by Registered Sale Deed bearing Number 1014/2017, Dated 19/05/2017 before Joint Sub Registrar ULH-II.
- c) Registered Sale Deed of Gut Number 15, Hissa Number 1, Area Admeasuring about 25 Gunthas Out of Total Land executed by 1) Mr. Pandurang Mahadu Sonawane, 2) Savita Ramesh Sonawane, 3) Sandhya Jeevan Gaikwad, 4) Avinash Ramesh Sonawane, 5) Amol Ramesh Sonawane, 6) Sushma Anil Jadhav 7) Reshma @ Nidhi Nilesh Sonawane, 8) Neelam Ramesh Sonawane, and Mr. Ranjana Dhau Meher, Dilip Dhau Meher, Dinesh Ananta Meher, Pankaj Ananta Meher, Roshan Ananta Meher by Registered Sale Deed bearing Number 8418/2020, Dated 23/10/2020 before Joint Sub Registrar ULH-II.

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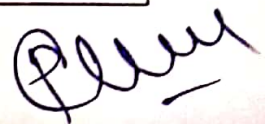
Date :- 25/11/2023,

- d) Registered Agreement for Development executed between Pandurang Mahadu Sonavane & 07 others & Pawar Group Builders and Developers duly registered before Joint sub-registrar of Assurance, Ulhasnagar vide Sr. No. 9489/2023 dated 7/8/2023 of 12950 Sq. Mtrs of Gut No. 15, Hissa No.1, of Village-Sonivali, Tal:-Ambernath, Dist:-Thane.
- e) Registered Power of Attorney executed between Pandurang Mahadu Sonavane & 07 others & Pawar Group Builders and Developers duly registered before Joint sub-registrar of Assurance, Ulhasnagar vide Sr. No. 9490/2023 dated 7/8/2023 of 12350 Sq. Mtrs of Gut No. 15, Hissa No.1, of Village-Sonivali, Tal:-Ambernath, Dist:-Thane.
3. 7/12 EXTRACT ISSUED BY TALATHI SAZA BADLAPUR and Mutation number 197, Mutation number 214, Mutation number 278, 337, 439, 827, 920, 1121, 1123, 1141, 1151, 1290, of VILLAGE-SONIVALI Tal-Ambernath, Dist-Thane.
4. **SEARCH REPORT** for 30 Years from 1994 to 2023 issued by Mr. Satish S. Farad dated 24/11/2023.

II). 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 PAWAR GROUP BUILDERS AND DEVELOPERS, is Clear, marketable and without any encumbrance.

-: OWNERS OF THE LAND:-

GUT NO	NAME OF THE OWNERS
15/1	PANDURANG MAHADU SONAVANE, NILAM RAMESH SONAVANE, SUSHMA ANIL JADHAV, AVINASH RAMESH SONAVANE, SANDHYA JIVAN GAIKWAD, RESHMA@NIDHI NILESH SONAVANE, AMOL RAMESH SONAVANE, SAVITA RAMESH SONAVANE, THROUGH DEVELOPERS PAWAR GROUP BUILDERS AND DEVELOPERS





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Date :- 25/11/2023,

Qualifying comments if any:- Not Applicable.

III) . The Repot reflecting the flow of the Title of the developers on the land is enclosed herewith.

Date:- 25/11/2023.

Encl:- Annexure.

Adv. Prasad Gurunath Shelke
B.A.L.L.B.
Advocate Highcourt
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