



Adv. Hashmita D. Punjabi
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Mob.: 9920193617

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B.L.S., LL.B.
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ADVOCATE HIGH COURT

Shop No. 3, Saisagar Apt., Gandhi Road, Ulhasnagar - 421 005. ✉ jeetuschamber040404@gmail.com

FORMAT -A
(Circular No:-28 /2021)

To,
MahaRera

LEGAL TITLE REPORT

Sub:- Title Clearance certificate with respect of all that piece and parcel of immovable properties as under:-

A-Property

All that piece and parcel of immovable property known as Plot No.1, Section-2A, area adm.1370 sq. yards, CTS No.23697, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

B-Property

All that piece and parcel of immovable property known as Adjacent and/or Contiguous strip of land to Plot No.1, Section-2A, area adm.875 sq. yards, CTS No.30990, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

(Hereinafter referred as the said properties).

I have investigated the title of the said property on the request of Kalani Co-operative Housing Society Limited through its Chairman & Secretary and following documents i.e.



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1) Description of properties:-

A-Property

All that piece and parcel of immovable property known as Plot No.1, Section-2A, area adm.1370 sq. yards, CTS No.23697, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

B-Property

All that piece and parcel of immovable property known as Adjacent and/or Contiguous strip of land to Plot No.1, Section-2A, area adm.875 sq. yards, CTS No.30990, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

2) The documents of allotment of property:-

A- Property

- 1) Xerox copy of Conveyance Deed issued in the name of Shri Harjasrai Manikmal Hassanandani issued by President of India through Managing Officer vide C.D. dated 07.07.1970.
- 2) Xerox copy of registered Sale Deed dated 20.10.1970 executed by and between Shri Harjasrai Manikmal Hassanandani as the Seller AND Shri Parsram Bhagwandas Kalani as the Purchaser, registered under SR. No.2409/1970 with Sub-Registrar of Assurance.
- 3) Xerox copy of Sale Deed between M/s. Nirmal Builders through its partner Shri Parsram Bhagwandas Kalani & others with its Confirming parties Shri Shaukat N. Purswani & Shri Thadomal L. Motwani and Kalani Co-op. Hsg. Soc. Ltd., through its Chairman & Secretary vide registration No.863/1972 dated 09.06.1972.



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4) Xerox copy of property card.

B- Property

1) Xerox copy of Conveyance Deed issued in the name of Kalani Co-operative Housing Society Ltd. Through its Chairman & Secretary issued by the President of India through Managing Officer vide C.D. dated 01.11.2021

2) Xerox copy of property card issued by the City Survey Office, Ulhasnagar.

Search Report for 30 years from 1995 till 2024.

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 tile of Kalani Co-operative Housing Society Limited through its Chairman & Secretary are clear, marketable and without any encumbrance.

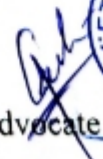
Owner of the Land

Kalani Co-operative Housing Society Limited
through its Chairman & Secretary
CTS/C.S. No. 30990 and 23697

3/- The Report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encls. Annexure A.

Date: 16.01.2024



Advocate



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FORMAT -A
(Circular No:-28 /2021)
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 Extract/P.R. Card as on _____ date of application for registration.
- 2) Mutation Entry No.....
- 2) Search Report for 30 years from 1995 taken from Sub-Registrar office at Ulhasnagar-1.
- 5) There is No Litigation Pending.
- 6) DIN Number: - Not Applicable (N.A.)





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Annexure A

The report reflecting flow of the title of the owner of the sold land known as

Description of Property

A- Property

All that piece and parcel of immovable property known as Plot No.1, Section-2A, area adm.1370 sq. yards, CTS No.23697, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.\

Sr. No.	Name	Ownership From	Ownership Till	Reason for Change
1	Shri Harjasrai Manikmal Hassanandani	07.07.1970	20.10.1970	Sale
2	Parsram Bhagwandas Kalani	20.10.1970	09.06.1972	Sale
3.	Kalani Co-op. Hsg. Soc. Ltd., through its Chairman & Secretary	09.06.1972	Till Today	Sale

B-Property

All that piece and parcel of immovable property known as Adjacent and/or Contiguous strip of land to Plot No.1, Section-2A, area adm.875 sq. yards, CTS No.30990, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.



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Sr. No.	Name	Ownership From	Ownership Till	Reason for Change
1	Kalani Co-operative Housing Society Limited through its Chairman & Secretary	01.11.2021	Till Today	Conveyance Deed

Date: 16.01.2024



Advocate

CHALLAN
MTR Form Number-6



MH014059982202324U		BARCODE		Date 16/01/2024-14:43:24		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name ULH1_ULHASNAGAR NO 1 SUB REGISTRAR				Full Name		Kalani Co-Op HSG SOC through its Chairman and Secretary	
Location THANE				Flat/Block No.		Plot No 1 Section 2A	
Year 2023-2024 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street		Ulhasnagar	
0030072201 SEARCH FEE			750.00	Area/Locality		Ulhasnagar	
				Town/City/District			
				PIN		4 2 1 0 0 4	
				Remarks (If Any)			
				Search for CTS NO 23697 and 30990 from 1995 to 2024			
				Amount In Seven Hundred Fifty Rupees Only			
Total			750.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572024011629098	CPADLEUKN1
Cheque/DD No.				Bank Date	RBI Date	16/01/2024-14:24:44	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 8007393393

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.