KIRAN B. BANOTE
B.A.LL, B.
ADVOCATE HIGH COURT
Mobile No. 9324639187
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Office at:- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple,
Gandhi Chowk Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503
E-mail Id :- kiranbanote12@gmail.com

Ref.

Date – 15/02/2024

FORMAT – A
(Circular No.:- 28/2021)

To,
Maha RERA
6th & 7th floor,
Housefin Bhavan
Plot No. C-21, E-Block,
Bandra (E),
Mumbai-400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 121, Hissa No. 3, Area Admeasuring 0H-64R-00P, P.K 0H-04R-00P, Total Area Admeasuring 0H-68R-00P, Asst. 1Rs – 19Paise, subject to the title of this Area admeasuring 0H-07R-0P i.e. 700 Sq. Mtrs Situated at Village Badlapur, Tal. - Ambernath, Dist. - Thane (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **SUPREME DEVELOPERS as a promoter/developer** and following documents i.e.:-

1) Description of the property :-

Survey No. 121, Hissa No. 3, Area Admeasuring 0H-64R-00P, P.K 0H-04R-00P, Total Area Admeasuring 0H-68R-00P, Asst. 1Rs – 19Paise, subject to the title of this Area admeasuring 0H-07R-0P i.e. 700 Sq. Mtrs Situated at Village Badlapur, Tal. - Ambernath, Dist. - Thane Within local limit of Kulgaon Badlapur Municipal Council and Sub-Registrar Ulhasnagar -2 at Badlapur.

2) The Documents of allotment of plot.

a) Sale Deed between Rashid Gulam Mulla & Supreme Developers Through Partners 1) Sohel Ibrahim Kazi, 2) Rahib Irfan Gore, 3) Husain Sohel Kazi, 4) Nabil Irfan Gore, land owner Rashid Gulam Mulla sold the said land bearing Survey No. 121/3 Area Admeasuring 700 Sq. Mtrs to by Sale Deed on dtd 10/02/2020 bearing no. 1810/2020 for consideration of Rs. 62,56,000/-. As per sale deed the name of Supreme

Developers Through Partners 1) Sohel Ibrahim Kazi, 2) Rahib Irfan Gore, 3) Husain Sohel Kazi, 4) Nabil Irfan Gore mutated on 7/12 extract by mutation entry no. 7079 as a owners.

b) Search Report on dated 12/08/2023 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing Survey No. 121, Hissa No. 3, Area Admeasuring 0H-64R-00P, P.K 0H-04R-00P, Total Area Admeasuring 0H-68R-00P, Asst. 1Rs – 19Paise Situated at Village Badlapur, Tal. - Ambernath, Dist. - Thane for the period of 22 years i.e. 2002 to 2023 and there is no adverse entry on the Index of the said land except mentioned above.

c) N.A. Order granted by Office of Tahasil and Executive Magistrate Ambernath by order no. Mahasul/K-1/T-3/Jaminbab-1/Kavi-172/2024 on dtd 02/01/2024 .

d) Mutation Entry No. **3856 5190, 5258, 5367, 5369, 5399, 5421, 5428, 5431, 5448, 5532, 5545, 5725, 6518, 6643, 6708, 6859, 7079, 7596.**

e) Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing permit No. KBMCB/0013/2023/AutoDCR, Outward No. No. KBMC/TPD/BP/2023-24/13, dated 18/12/2023 for the said land bearing Survey No. 121. Hissa No. 3(Part) Situated at Village Badlapur Taluka- Ambernath Dist- Thane within local limits of Kulgaon Badlapur Municipal Council and said authority have granted permission for construction of Stilt Parking Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Terrace Floor.

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 **SUPREME DEVELOPERS** is clear, marketable and without any encumbrances.

Owner of the land –

Description of Land	Owner of the land
Survey No. 121/3 Area Admeasuring 0H-64R-00P, P.K 0H-04R-00P, Total Area Admeasuring 0H-68R-00P **Situated at Village Badlapur, Tal. - Ambernath, Dist. - Thane**	Supreme Developers Through Partners 1) Sohel Ibrahim Kazi, 2) Rahib Irfan Gore, 3) Husain Sohel Kazi, 4) Nabil Irfan Gore For **Area admeasuring 0H-07R-0P i.e. 700 Sq. Mtrs**

3/- The report reflecting the flow of the title of the **SUPREME DEVELOPERS** as a owner/promoter/developer on the said land is enclosed herewith as annexure.

Encl : Annexure.
Date: 15/02/2024

Mr. K.B. Banote
(Advocate High Court)

ADV. KIRAN B. BANOTE
(BA, LLB.)
Office at :- Trimurti Apartment, First Floor,
Opp. Maruti Temple, Gandhi Chowk, Kulgaon,
Badlapur. (E), Tal. Ambernath, Dist. Thane-421503.

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(Circular No.:- 2'b /2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7/ 12 extract as on date of application for registration.

2) Mutation Entry No. **3856 5190, 5258, 5367, 5369, 5399, 5421, 5428, 5431, 5448, 5532, 5545, 5725, 6518, 6643, 6708, 6859, 7079, 7596.**

3) Search Report on dated 12/08/2023 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing Survey No. 121, Hissa No. 3, Area Admeasuring 0H-64R-00P, P.K 0H-04R-00P, Total Area Admeasuring 0H-68R-00P, Asst. 1Rs – 19Paise Situated at Village Badlapur, Tal. - Ambernath, Dist. – Thane.

4) Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing permit No. KBMCB/0013/2023/AutoDCR, Outward No. No. KBMC/TPD/BP/2023-24/13, dated 18/12/2023 for the said land bearing Survey No. 121. Hissa No. 3(Part) Situated at Village Badlapur Taluka- Ambernath Dist- Thane within local limits of Kulgaon Badlapur Municipal Council and said authority have granted permission for construction of Stilt Parking Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Terrace Floor.

5) Any other relevant title - No

6) Litigations if any - No

Date: 15/02/2024

Mr. K.B. Banote
(Advocate High Court)

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