

NARENDRA T. BONDRE

B. A., LL.B.

ADVOCATE HIGH COURT

Office- 07, 2nd Floor, Mega Silver, Kene Residency, Near Hollycross School Chikanghar, Kalyan (w) – 421301

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To Maha RERA

FORMAT-A

(Circular No:- 28/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. C.T.S. No. 2868/B/2, situated at Village- Kalyan, Taluka- Kalyan, District- Thane.

I have investigated the title of the said plot on the request of with M/S. Amrut Niwas Partnership Firm Through Its Partners 1) Shri Pradeep Amritlal Shanklesha alias Mutha and 2) Shri. Rakesh Amritlal Mutha and following documents i.e.:-

1) Description of Property:-

C.T.S. No. 2868/B/2, area admeasuring about 292.70 sq. meters as per the revenue records, situated at Village- Kalyan, Taluka- Kalyan, Dist. Thane.

2) The documents of allotment of plot:-

1) Gift Deed dated 13.12.2001 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN-1/5749/2001 dated 13.12.2001 made and executed between Anantrai Dwarkadas Thakkar as Donor and Rishi Jaswantrai Karia as Donee.

2) Confirmation Deed dated 30.09.2020 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN-2/8884/2020 dated 07.10.2020 made and executed by Rishi Jaswantrai Karia as Owner.

- 3) Development Agreement dated 25.06.2021 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN-2/11907/2021 dated 25.06.2021 made and executed between Shri Rishi Jaswantraai Karia alias Thakkar as Owner and M/S. Amrut Niwas Partnership Firm Through Its Partners 1) Shri Pradeep Amritlal Shanklesha alias Mutha and 2) Shri. Rakesh Amritlal Mutha as a Developers.
- 4) Power of Attorney dated 25.06.2021 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN-2/11908/2021 dated 25.06.2021 made and executed between Shri Rishi Jaswantraai Karia alias Thakkar as Owner and M/S. Amrut Niwas Partnership Firm Through Its Partners 1) Shri Pradeep Amritlal Shanklesha alias Mutha and 2) Shri. Rakesh Amritlal Mutha as a Developers
- 5) 7/12 extract or Property card issued by Competent Authority dated 12.08.2021.
- 6) Search Report for 30 years from 1995 till 2024 dated 07.02.2024.

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 M/S. Amrut Niwas Partnership Firm Through Its Partners 1) Shri Pradeep Amritlal Shanklesha alias Mutha and 2) Shri. Rakesh Amritlal Mutha is entitled to carry out development on the portion of the said land more particularly described above and has every right to deal with and dispose off premises in the proposed building to be constructed on the portion of the said land

Owners of the land

1) **Shri. Rishi Jaswantraai Karia** CTS/ C.S. No. 2868/B/2

Qualifying comments/ remarks if any- N.A.

The report reflecting the flow of the title of the (M/S. Amrut Niwas Partnership Firm Through Its Partners 1) Shri Pradeep Amritlal Shanklesha alias Mutha and 2) Shri. Rakesh Amritlal Mutha) on the said land is enclosed herewith as annexure.

Encl: Annexure.



Advocate.
(Stamp)

Date: 08.02.2024

Narendra T. Bondre
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Atmaram Kene Residency, Near Holly Cross
School, Chikanghar, Kalyan (W)-421 301.

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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) Search report for 30 years from Searcher Adv. Vikas V. Telavane
Taken from Sub-Registrar' office at Kalyan.
- 3) Any other relevant title.
- 4) Litigations if any- No

Date: 08.02.2024

Advocate.

(Stamp)

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