

MIRA ROAD : Off. No. 101, Bldg. P/10, 1st Floor, Siddharth Nagar, Sheetal Nagar, Mira Road (East) - 401 107.

VASAI : 101, Khokhani Bhavan, Navghar, Vasai Road (W), Dist. Palghar - 401 202.

FORMAT – A

(Circular No. :- 28/2021)

To

Maha Rera,

Housefin Bhawan,

Plot No. C-21, E-Block,

Bandra – Kurla Complex,

Bandra (East), Mumbai – 400 051.

Dated : 31/01/2024.

LEGAL TITLE REPORT

Sub. :- Title Clearance Certificate with respect to part portion of properties i.e. **a) An area admeasuring 661 square meters**, forming part portion of property bearing Old S. No. 228, New S. No. 27, Hissa No. 2, Admeasuring 5970 sq. meters, **b) An area admeasuring 530.64 square meters**, forming part portion of property bearing Old S. No. 233, New S. No. 25, Hissa No. 7, Admeasuring 1340 sq. meters, situated at revenue village Navghar, Bhayandar (East), Taluka and District – Thane, In the area of Registration District and Sub-District office of Thane and within limits of Mira Bhayandar Municipal Corporation. (Hereinafter referred to as the said Plot)

I have investigated the title of the said plot on the request of **Mr. Manoj Motaji Purohit** and following documents i.e. -

- 1) Description of the properties :
Old S. No. 228, New S. No. 27, Hissa No. 2 & Old S. No. 233, New S. No. 25, Hissa No. 7, FSI Admeasuring 3592.33 square meters, built up area (as per the Commencement Certificate No. MNP/NR/3483/2021-2022, Dated 20th January 2022) is to be consumed on the said properties, situated lying and being at Village Navghar, Taluka and District – Thane – 401 105. In the area of Registration District & Sub-District office of Thane and within limits of Mira Bhayandar Municipal Corporation.
- 2) The documents of allotment of plot
 - a. The Deed of Conveyance & Agreement Deed in favour of Mr. Manoj Motaji Purohit.
 - b. Power of Attorney in favour of Mr. Manoj Motaji Purohit.
- 3) 7/12 Extract issued vide Mutation Entry No. 2072 & 2531.
- 4) Search Report for Thirty Four (34) Years from 1990 till 30th January 2024, taken from Sub-Registrar office at Thane.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said properties pertaining to the aforesaid properties and I certify that in my opinion **Mr. Manoj Motaji Purohit**, is the sole and absolute owner of the above said plot of lands and as such the title of the said plot of lands are clear and marketable and free from all encumbrances.

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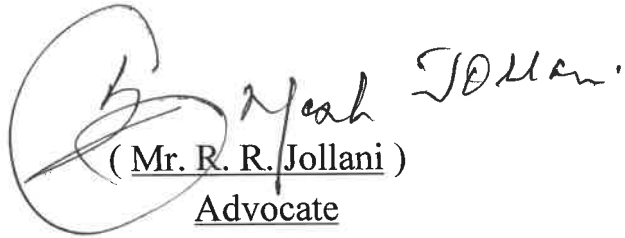
VASAI : 101, Khokhani Bhavan, Navghar, Vasai Road (W), Dist. Palghar - 401 202.

Owners of the land

- 1) **Mr. Manoj Motaji Purohit**, properties bearing **a)** Old S. No. 228, New S. No. 27, Hissa No. 2, **b)** Old S. No. 233, New S. No. 25, Hissa No. 7, situated at village Navghar, Taluka and District – Thane – 401 105.
- 2) Qualifying comments / remarks if any
- 3) The report reflecting the flow of the title of the Owner on the said lands are enclosed herewith as annexure.

Encl : Annexure.

Date :


(Mr. R. R. Jollani)
Advocate

R. R. JOLLANI
ADVOCATE, HIGH COURT
: Off. No. 1, Bldg. No. P/10,
1st Floor, Siddharth Nagar,
Sheetal Nagar, Mira Road (E) - 401 107

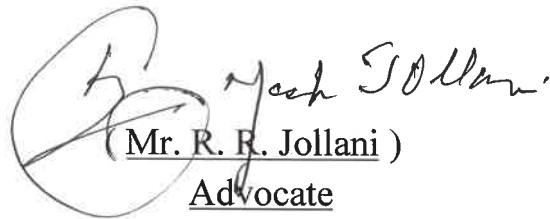
(CIRCULAR – 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 Extract.
- 2) Mutation Entry No. 2072 & 2531.
- 3) Search Report for Thirty Four (34) Years from 1990 till 30th January 2024, taken from Sub-Registrar office at Thane.
- 4) Any other relevant title.
- 5) Litigations if any No.-

Date : _____.


(Mr. R. R. Jollani)
Advocate

R. R. JOLLANI
ADVOCATE, HIGH COURT
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