SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

Off. Cont. : 022 2163 5632
98199 09628
Mob.: 98205 65632

Akanksha, 2nd Floor, Sane Guruji Nagar, 90 Feet Road, Mulund (E), Mumbai - 400 081.
Email : adv_skvaidya@yahoo.co.in

FORMAT-A
(Circular No.28/2021)

To
MahaRERA
BKC, Housefin Bhavan, near RBI,
E Block, Bandra Kurla Complex,
Bandra East, Mumbai, Maharashtra
400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel land or ground bearing Gut No.5, CTS No.9297 , admeasuring 2100 sq. mtrs. area or thereabouts, forming part of the bigger land, admeasuring 4780 sq. mtrs. of Village Morivali, Taluka Ambernath, District Thane, within the limits of the Ambernath Municipal Council . (hereinafter referred as "the said Plot").

I have investigated the title of the said Plot on the request of the **M/S. AMEYA DEVELOPERS,** on basis of following documents i.e.: -

1) Description of the property.
2) The documents of Conveyance of plot.
3) 7/12 extract issued by Talathi, incorporating name of the **M/S. AMEYA DEVELOPERS**
4) Search report for 30 years

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Plot, I am of the opinion that the owner of the said Plot are **M/S. AMEYA DEVELOPERS,** a partnership firm, having its registered office at B-10, Satyam Shopping Centre, Mezzanine Floor, M.G. Road, Ghatkopar (East), Mumbai – 400077 and

they are entitled to develop the said Plot and the title of the said Plot is clear, marketable and without any encumbrances.

Owner and developer of the land:

OWNER/DEVELOPER: **M/S. AMEYA DEVELOPERS,**

PLOT DETAILS:

ALL THAT piece and parcel land or ground bearing Gut No.5, CTS No.9297 , admeasuring 2100 sq. mtrs. area or thereabouts, forming part of the bigger land, admeasuring 4780 sq. mtrs. of Village Morivali, Taluka Ambernath, District Thane, within the limits of the Ambernath Municipal Council.

The report reflecting the flow of the title of the Owner **M/S. AMEYA DEVELOPERS,** as the Developer of the said plot is enclosed herewith.

Date: 14th February 2023

(SAMIR K. VAIDYA)
Advocate

SAMIR K. VAIDYA,
B. Com; LL. B.,
ADVOCATE HIGH COURT
Akanksha Sane Guruji Nagar,
V. B. Phadke Road,
Mulund (E), Mumbai - 400 081

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) Development Agreement dated 29/04/2004, read with Deed of Confirmation dated 10/08/2009, registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3, under Sr. No.2980/2008,

2) Agreement for Sale dated 06/06/2012 as well as Deed of Conveyance dated 06/06/2012, both registered at the office of sub-registrar at the office of Sub-Registrar of Assurances at Ulhasnagar-3, under Sr. No.2916/2012 and 2918/2012,

3)Search Report for last 30 years, till December 2022.

Date: 14th February 2023.

(SAMIR K. VAIDYA)

Advocate

SAMIR K. VAIDYA,
B. Com; LL. B.,
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Akanksha Sane Guruji Nagar,
V. B. Phadke Road,
Mulund (E) Mumbai -400 081