Adv.Avinash D.Patil

Advocate High Court (B.com,LLB.)

Office Add.Manik Bhuvan , 1st Floor,Near Dombivali Railway station ,Dombivali (West)

Res.Add : Pandurang Niwas ,G/04 ,shastri Nagar Near RBI Colony Dombivali (West)

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Date : 30th April 2024

FORMAT — A

(Circular No.:-28/2021)

To,

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of immovable property bearing Survey No.6, Hissa No. 7A, area adm. 304 Sq. Mtrs., Situated at Nandivali Tarfe Panchanand, Dombivali (East) Kalyan, Dist -Thane within the limits of Kalyan Dombivali Municipal Corporation; (hereinafter referred to as the 'The Said Property');

I have investigated the title of the said plot on the request of **Mr. Vijay Ananta Patil** and After inspecting entire documents which is submitted by Mr.Vijay Ananat Patil.to Me.

1) **Description of the property-**

Land immovable property bearing Survey No.6, Hissa No. 7A, area adm. 304 Sq. Mtrs., Situated at Nandivali Tarfe Panchanand, Dombivali (East) Kalyan, Dist -Thane within the limits of Kalyan Dombivali Municipal Corporation;

2) **The documents of allotment of plot.**

i) 7/12 Extractof Survey No.6, Hissa No. 7A lying & situated at Nandivali Tarfe Panchanand, Dombivali (East) Kalyan,Dist -Thane;
ii) Mutation Entry(gav namuna 6) from year 1971;
iii) The copy of Registered Sale Deed document No.23805-2021 dated 20/12/2021;

3) 7/12 Extract of Survey No.6, Hissa No. 7A issued by Talathi saja Ayre Tal.kalyan Dist.Thane.dated.24.01.2024 lying & situated at Nandivali Tarfe Panchanand, Dombiwali (East) Kalyan,Dist–Thane, Mutation Entry No. 451, 1084, 1175, 1392, 1757, 2148,2230.

4) Search report for 30 years from1996 till Today.carefully inspected By Adv.Brijesh R.Yadav.Available Record/search from IGR Maharashtra.gov.in (Search Report Attached Here)

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, **Mr. Vijay Ananta Patil** is the owner and possessor of the said property the title of the said property is clear, marketable and without any encumbrances and the owners of the said property.

Owners of the land

1) **Mr. Vijay Ananta Patil** } Survey No. 6, Hissa No. 7A

4) **Qualifying comments - Mr. Vijay Ananta Patil** is the owners of the said property and the said owners is developed the said Land as per plan passed by the Kalyan Dombivali Muncipal Corporation.

3/- The report reflecting the flow of the title of the Owners on the said land is enclosed herewith as annexure.

Advocate.

Encl : Annexure.

Date:30/04/2024.

Adv.Avinash D.Patil

Advocate High Court (B.com,LLB.)

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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1. 7/12 Extract of Survey No.6, Hissa No. 7A issued by Talathi saja Ayre Tal.kalyan Dist.Thane lying & situated at Nandivali Tarfe Panchanand, Dombiwali (East) Kalyan,Dist –Thane on date of application for registration.
2. Mutation Entry No. 451, 1084, 1175, 1392, 1757, 2148, 2230.
3. Search report for 30 years from 1996 till Today. carefully inspected By Adv.Brijesh Yadav.available Record/search from IGR Maharashtra. gov. in (Search Report Attached Here)
4. Any other relevant title- No
5. Litigations if any- No Litigation.

Date- 30/04/2024

Advocate.

AVINASH DATT T[illegible]
ADVOCATE [illegible]
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Mob No. 9833[illegible]