

A. P. TIWARI
B.Sc. LL.B
Advocate High Court

M. No..9821098397
Office:
2, Kisan Bhoir Niwas8
Rambaug L.No.4,End,
Kalyan(W) 421 301, Dist.- Thane

FORMATE-A

(Circular No -28/2021)

To
MAHA RERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate of Land property bearing Survey No.9, H. No.2D/2, adm. 2640 sq. meters , lying and situated at revenue Village – Kolivali, Taluka Kalyan, Dist.- Thane, within the limits of Kalyan Dombivali Municipal Corporation and Sub – Registration District - Kalyan and Registration Dist.-Thane.

1. I have investigated the title of the said Plot on request of **SHRI JAGATVIR SINGH SHISHODIA** Partners of **M/S SHISHODIA REALTORS** Builders and Developers and following Documents
2. **Description of the Property:** Land property bearing Survey No.9, H. No.2D/2, adm. 2640 sq. meters , lying and situated at revenue Village – Kolivali, Taluka Kalyan, Dist.- Thane, within the limits of Kalyan Dombivali Municipal Corporation and Sub – Registration District - Kalyan and Registration Dist.-Thane.
3. **Documents of Allotment of Plot :** Development Agreement & General power of attorney executed by the Owners in favour of Developers **SHRI JAGATVIR SINGH SHISHODIA** under development agreement & Power of Attorney dtd. 04.09.2006, registered at the Office of Sub- Registrar Kalyan under Registration No. 5610/2006 dtd. 04.09.2006 more particularly mentioned therein. The said Owner have also granted the Power of attorney in his favour registered at the Office of Sub- Registrar Kalyan under serial No. 222/2006
4. 7/12 Extract standing in name of **SMT. MARIE HENRY MORAIS & OTHERS** Mutation Entry No. 498,837
5. 30 years Search Report

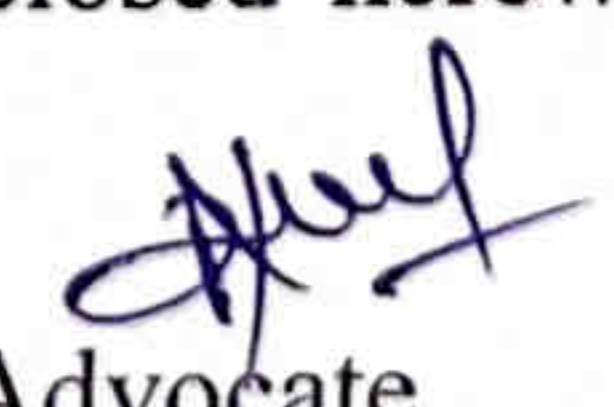
On Perusal of above mentioned documents and all other relevant documents relating to the title of the said property, I am in opinion that the land owners **SMT. MARIE HENRY MORAIS & OTHERS** & Developers are having clear and marketable and without any encumbrances.

(1)7/12 Extract

(2) Mutation entry,

(3)Qualifying Comments/Remarks if any -No

6-The report reflecting the flow of the title of the on the said land is enclosed herewith as annexure


Advocate

Encl. Annexure

Date 03.01.2023

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract of Land property bearing Survey No.9, H. No.2D/D adm. 2640 sq. meters
2. Search Report for 30 years From 1995 to 2023 taken from Sub- Registrar Kalyan
3. Development Agreement & General power of attorney Executed by the Owners in favourof Developers **SHRI JAGATVIR SINGH SHISHODIA** under development agreement & Power of Attorney dtd. dtd. 04.09.2006, registered at the Office of Sub-Registrar Kalyan under Registration No. 5610/2006 dtd. 04.09.2006 more particularly mentioned therein. The said Owner have also granted the Power of attorney in his favour registered at the Office of Sub- Registrar Kalyan under serial No. 222/2006
4. Litigation if any – No Litigation

LAND OWNER NAME

SMT. MARIE HENRY MORAIS & OTIERS

Date 03.01.2023


Advocate

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