S.R.A.Multani
Adv.High Court

101, Varsha Complex, 406 Kap Kaneri,
Agra Rd.,Kalyan Naka,Bhiwandi-421302
Tel Office :- (02522) 232522.
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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 land bearing City Survey no. 62/6/7, situated at village – Chavindre, Taluka - Bhiwandi, District - Thane (hereinafter referred as the "said plot")

1/- I have investigated the title of the said plot on the request of Mr. Rizwan Ali Mohammed Multani [Partner of M R DEVELOPERS] and have perused the following documents i.e.: -

1) Description of the Property:

ALL THAT piece and parcel of land bearing City Survey no. 62/6/7, situated at village – Chavindre, Taluka - Bhiwandi, District - Thane, within the Registration & Sub-Registration of Bhiwandi & within the city limits of Bhiwandi Nizampur City Municipal Corporation (BNCMC).

2) The documents of allotment of plot:

As per the flow of title annexed hereto

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3) 7/12 extract or property card along with the mutations mentioned therein.

As per the flow of title annexed hereto

4) Search report for 30 years from 1993 till 2023.

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 the title of (1) Mr. Rizwan Ali Mohammad Multani & (2) Mrs. Reshma Rizwan Multani is clear, marketable and without any encumbrances in respect of ALL THAT piece and parcel of land bearing City Survey no. 62/6/7, situated at village – Chavindre, Taluka - Bhiwandi, District - Thane, within the Registration & Sub-Registration of Bhiwandi & within the city limits of Bhiwandi Nizampur City Municipal Corporation (BNCMC).

Owners of the Land:

- (1) Mr. Rizwan Ali Mohammad Multani & (2) Mrs. Reshma Rizwan Multani, of Survey no. 62/6/7, admeasuring 799.50 sq. mt. or thereabout.

3/- The report reflecting the flow of the title of the (1) Mr. Rizwan Ali Mohammad Multani & (2) Mrs. Reshma Rizwan Multani on the said land is enclosed herewith as annexure.

Encl.: Annexure.

Sadat R Multani
Advocate

S. R. A. MULTANI
B.Com., LL.B., G D C A.
Advocate High Court
101, Varsha Complex, 406/6, Kap Kaneri,
Agra Road, Kalyan Naka, Bhiwandi-421302 (Thane)

Date: 29-05- 2024

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A. Mrs. Ruksana Mohd. Rafique Ansari & 2 Others were the lawful owners of ALL THAT piece and parcel of land admeasuring 799.50 sq. mt. or thereabout bearing Survey no. 62/6/7, situated at village – Chavindre, Taluka - Bhiwandi, District - Thane, within the Registration district of Thane & Sub-Registration district of Bhiwandi & within the city limits of Bhiwandi Nizampur City Municipal Corporation (BNCMC) which is hereinafter referred to as the said Property.

B. By an Exchange Deed dated 17th June 2022, registered with the Sub-registrar of Assurances of Bhiwandi under serial no. BVD-3-3289-2022, executed between Mrs. Ruksana Mohd. Rafique Ansari & 2 Others therein referred to as the party of the First Part and Mr. Shoeb Rashid Multani, therein referred to as the party of the Second Part, whereby the party of the First Part transferred, conveyed and assured unto the party of the Second Part the said property for such consideration and on such terms and conditions more particularly set-out therein.

C. By an Exchange Deed dated 23rd August 2022, registered with the Sub-registrar of Assurances of Bhiwandi under serial no. BVD-3-4703-2022, executed between (1) Mr. Rizwan Ali Mohammad Multani & (2) Mrs. Reshma Rizwan Multani therein referred to as the party of the First Part and Mr. Shoeb Rashid Multani, therein referred to as the party of the Second Part, whereby the party of the Second Part transferred, conveyed and assured unto the party of the First Part an area admeasuring 534.45 sq. mt. out of the abovesaid property for such consideration and on such terms and conditions more particularly set-out therein.

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D. By a Conveyance Deed dated25th August 2023, registered with the Sub-registrar of Assurances of Bhiwandi under serial no. BVD-1-2003-2023, executed between Mr. Shoeb Rashid Multani therein referred to as the Vendor of the First Part and Mr. Rizwan Ali Mohammad Multani, therein referred to as the Purchaser of the Second Part, whereby the Vendors transferred, conveyed and assured unto the Purchaser the balance area admeasuring 265.05 sq. mt. out of the abovesaid property for such consideration and on such terms and conditions more particularly set-out therein.

E. Thus by virtue of the above, (1) Mr. Rizwan Ali Mohammad Multani & (2) Mrs. Reshma Rizwan Multani became the lawful owners of and absolutely seized and possessed of and well and sufficiently entitled to ALL THAT piece and parcel of land admeasuring 799.50 sq. mt. or thereabout bearing Survey no. 62/6/7, situated at village – Chavindre, Taluka - Bhiwandi, District - Thane, within the Registration district of Thane & Sub-Registration district of Bhiwandi & within the city limits of Bhiwandi Nizampur City Municipal Corporation (BNCMC).

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Sadat R Multani
Advocate.
S. R. A. MULTANI
B.Com., LL.B., G D C A.
Advocate High Court
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Agra Road, Kalyan Naka, Bhiwandi-421302 (Thane)

Date: 29-05- 2024