

KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at:- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi
Chowk Kulgaon Badlapur (E) Tal- Ambarnath Dist- Thane. 421 503
E-mail Id :- kiranbanote12@gmail.com

Ref.

Date – 23/12/2023

FORMAT – A
(Circular No.:- 28/2021)

To,
Maha RERA
6th & 7th floor,
Housefin Bhavan
Plot No. C-21, E-Block,
Bandra (E),
Mumbai-400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to 7/12 extract of (Hereinafter referred as the said land).

I have investigated the title of the said land on the request of 1. Mr. Khimji Meghaji Barvadiya 2. Mr. Ramesh Sava Thans as a promoter/developer and following documents i.e.:-

1/- Description of the property :-

(1) Survey No. 67, Hissa No. 4/D, Area admeasuring 0H-23R-40P, P.K. 0H-10R-00P, Total Area Admeasuring 0H-33R-40P, Asst. 1Rs. 01Paise, (2) Survey No. 67, Hissa No. 4 A, Area admeasuring 0H-25R-00P, P.K. 0H-11R-90P, Total Area Admeasuring 0H-36R-90P, Asst. 1Rs. 02Paise situated at Village DHAVLE Tal- Ambarnath Dist-Thane.



2/- The documents of allotment of plot.

a) **Sale Deed** dtd. 12/07/2022 executed between 1) Nida Mohammed Zaid Kapadia, 2) Ferzin Rauf Bhakrani, (As a Land Owner) sold the said land to **Survey No. 67, Hissa No. 4/D, Area admeasuring 0H-23R-40P, P.K. 0H-10R-00P, Total Area Admeasuring 0H-33R-40P, Asst. 1Rs. 01Paise** to Mr. Khimji Meghaji Barvadiya 2. Mr. Ramesh Sava Thans

b) **Sale Deed** dtd. 12/01/2022 executed between 1) Nida Mohammed Zaid Kapadia, 2) Ferzin Rauf Bhakrani, 3) Abdul Kadar Najmuddin Shopurwala (As a Land Owner) sold the said land to **Survey No. 67, Hissa No. 4 A, Area admeasuring 0H-25R-00P, P.K. 0H-11R-90P, Total Area Admeasuring 0H-36R-90P, Asst. 1Rs. 02Paise situated at Village DHAVLE Tal- Ambernath Dist-Thane** to Mr. Khimji Meghaji Barvadiya 2. Mr. Ramesh Sava Thans

c) **Search Report** on Dtd. 09/02/2022 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 67, Hissa No. 4/D, Area admeasuring 0H-23R-40P, P.K. 0H-10R-00P, Total Area Admeasuring 0H-33R-40P, Asst. 1Rs. 01Paise** for the period of **30 Years** i.e. from **1994 to 2023** and there is no adverse entry on the Index of the said land except mentioned above.

f) **Search Report** on Dtd. 09/02/2022 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 67, Hissa No. 4 A, Area admeasuring 0H-25R-00P, P.K. 0H-11R-90P, Total Area Admeasuring 0H-36R-90P, Asst. 1Rs. 02Paise situated at Village DHAVLE Tal- Ambernath Dist-Thane** for the period of **30 Years** i.e. from **1994 to 2023** and there is no adverse entry on the Index of the said land except mentioned above.

j) **N. A. Order And Construction Permission** issued by District Collector, Thane on dtd 03/12/2023 by order no. Mahasul,/Kaksh -1/T-14/B.P./SR/-12/2023 regarding 1) Survey No. 67/4/A Area Admeasuring 36900 2) Survey No. 67/4/B Area Admeasuring 4750 Sq. Mtrs, 3) Survey No. 67/4/K Area Admeasuring 1420 Sq.Mtrs out of 4100 Sq. Mtrs, 4) Survey No. 67/4/D, Area Admeasuring 3340 Sq. Mtrs, 5) Survey No. 67/5 Area 510 Sq. Mtrs, 6) Survey



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No. 67/7 Area Admeasuring 430 Sq. Mtrs, 7) Survey No. 67/8 Area Admeasuring 880 Sq.
Mtrs Total Area 15020 Sq. Mtrs for Residential Use.

3/- 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. Khimji Meghaji Barvadiya 2. Mr. Ramesh Sava Thans is clear, marketable and without any encumbrances.

4/- Owner of the land –

Description of Land	Owners of the land
(1) Survey No. 67, Hissa No. 4/D, Area admeasuring 0H-23R-40P, P.K. 0H-10R-00P, Total Area Admeasuring 0H-33R-40P, Asst. 1Rs. 01Paise, (2) Survey No. 67, Hissa No. 4 A, Area admeasuring 0H-25R-00P, P.K. 0H-11R-90P, Total Area Admeasuring 0H-36R-90P, Asst. 1Rs. 02Paise situated at Village DHAVLE Tal- Ambernath Dist-Thane.	Mr. Khimji Meghaji Barvadiya 2. Mr. Ramesh Sava Thans



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5/- The report reflecting the flow of the title of the **1. Mr. Khimji Meghaji Barvadiya 2. Mr. Ramesh Sava Thans** as a promoter/developer on the said land is enclosed herewith as annexure.

Encl : Annexure.
Date: 23/12/2023


MR. K.B. BANOTE
(Advocate High Court)

ADV. KIRAN B. BANOTE
(BA, LLB.)
Office at :- Timurt Apartment, First Floor,
Opp. Maruti Temple, Gandhi Chowk, Kulkarni,
Badlapur. (E), Tal. Ambernath, Dist. Thane-421503.



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Ref.

Date – 23/12/2023

FORMAT - A

(Circular No.:- 2'b/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7/ 12 extract

a) **Search Report** on Dtd. 09/02/2022 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing Survey No. 67, Hissa No. 4/D, Area admeasuring 0H-23R-40P, P.K. 0H-10R-00P, Total Area Admeasuring 0H-33R-40P, Asst. 1Rs. 01Paise 02Paise situated at Village DHAVLE Tal- Ambernath Dist-Thane

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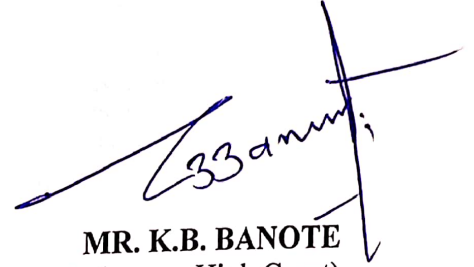
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- 2) Any other relevant title – No
- 3) Litigations if any – No.

Encl : Annexure.
Date: 23/12/2023



MR. K.B. BANOTE
(Advocate High Court)

ADV. KIRAN B. BANOTE
(BA, LLB.)

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Badlapur (E), Tal. Ambernath, Dist. Thane-421503.