ABDUL RAHIM A. KHAN
M.Com., L.L.B.,
Advocate High Court

Office: Basement 1,
Hemant Arcade CHS Ltd.
Talao Pali, Thane 400601.
Mobile: 9222034446

Date:-05.03.2024

To,

MahaRERA

LEGAL TITLE REPORT

1/- Sub: Title clearance certificate with respect to:-
plot of land bearing Survey No.69/3 admeasuring about 32.01 Gunthas equivalent to 3210 sq. mtrs., Survey No.68/3, admeasuring about 3.10 Gunthas, equivalent to 310 sq.mtrs, total land admeasuring 35.11 gunthas equivalent to 3511 sq.mtrs, lying, being and situate at Village Sonkhar (Mumbra), Dist. Thane (hereinafter referred to as the **"said plots of land"**).

I have investigated the title of the said plots of land on the request of land Owner and the Developer MR.IRSHAD AHMED MUNIR KHAN, the land owner in respect of plots of land owned by him on the basis of following documents i.e. :-

1) Description of the property :- plot of land bearing Survey No.69/3 admeasuring about 32.01 Gunthas equivalent to 3210 sq. mtrs., Survey No.68/3, admeasuring about 3.10 Gunthas, equivalent to 310 sq.mtrs, total land admeasuring 35.11 gunthas equivalent to 3511 sq.mtrs, lying, being and situate at Village Sonkhar (Mumbra), Dist. Thane.

2) The documents of allotment of plot:-
a) Verified from all Original 7 x 12 abstract in respect of the said plots of land.

b) verified the Supplementary Deed of Partnership dated 30th November, 2023, whereby the said land owner introduced the said plots of land for the purpose of its development by forming into a Partnership Firm most popularly known as "SEHER REALTY" having Partners viz. 1)MR.IRSHAD AHMED MUNIR KHAN, 2)MR.MOHAMMED MUNIR JAMANTULLAH KHAN, 3)MR.AMJAD AMIRULLA KHAN, 4)MR.MOHAMMED HUMAYUN SHAIKH, 5)MR.ARIF ALI AZIZ MULANI, 6)MR.NOOR MOHAMMAD DOST MOHAMMAD KHAN, 7)MR.NADEEM ALTAF SHAIKH & 8)MR.MOHAMMED ZAHID MOTANI.

3) 7/12 extract digitally signed by Talathi Mumbra, dated 30.01.2024, mutation entry number 26.

4) Search report for 30 years from 1995 to 2024.

2/- On perusal of the above mentioned documents and all other relevant documents relating to the title of the said plots of land I am of the opinion that the title of the Developer MR.IRSHAD AHMED MUNIR KHAN, in respect of said plots of land is clear, marketable and without any encumbrances.

3/- The report reflecting the flow of the title of the land owner and the Developer MR. IRSHAD AHMED MUNIR KHAN, the partner of M/s. Seher Realty on the said plots of land is enclosed herewith as annexure.

Owner of land MR. IRSHAD AHMED MUNIR KHAN:-
1) Survey No.69/3 admeasuring about 32.01 Gunthas equivalent to 3210 sq. mtrs.
2) Survey No.68/3, admeasuring about 3.10 Gunthas, equivalent to 310 sq.mtrs.

(MR. ABDUL RAHIM A. KHAN)
Advocate.

Encl: Annexure

ABDUL RAHIM A. KHAN
(Advocate & Notary)
01, Basement, Hemant Arcade CHS. Ltd.,
Talaopali, Thane (W) - 400 601.

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Mobile: 9222034446

Date:- 05.03.2024

FLOW OF THE TITLE OF THE SAID PLOTS OF LAND.

Sr. No.

1) 7/12 extract digitally signed by Talathi Mumbra, down dated 30.01.2024.

2) Mutation entry number 26.

3) Search report for 30 years from 1995 to 2024 taken from Sub-Registrar's office at Thane-5.

4) i) The land owner has got sanctioned plans and specifications from the Thane Municipal Corporation vide V.P.No.S09/0129/123/TMCB/ TDD/00/P44/P/C/2023/AUTODCR dated 22.12.2023 to construct the building thereupon.

4) ii) Supplementary Deed of Partnership dated 30th November, 2023, whereby the said land owner introduced the said plots of land for the purpose of its development by forming into a Partnership Firm most popularly known as "SEHER REALTY" having Partners viz. 1)MR.IRSHAD AHMED MUNIR KHAN, 2)MR.MOHAMMED MUNIR JAMANTULLAH KHAN, 3)MR.AMJAD AMIRULLA KHAN, 4)MR.MOHAMMED HUMAYUN SHAIKH, 5)MR.ARIF ALI AZIZ MULANI, 6)MR.NOOR MOHAMMAD DOST MOHAMMAD KHAN, 7)MR.NADEEM ALTAF SHAIKH & 8)MR.MOHAMMED ZAHID MOTANI.

(MR. ABDUL RAHIM A. KHAN)
Advocate.

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(Advocate & Notary)
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