ABS ANSARI & CO.
ADVOCATES, HIGH COURT

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 ALL THAT piece and parcel of land adm. 4185 sq. yards equivalent to 3499.20 sq. mtrs. Lying, being and situate at Old Survey No. 164, Hissa No. 20 and 21 (Part), new survey No. 211/2, of Village- Kamatghar, Taluka-Bhiwandi, Dist. Thane, together with the house constructed therein within the city limits of the Bhiwandi Nizampur Municipal Corporation ("BNCMC") and within the registration district of Thane and sub-registration district of Bhiwandi. (hereinafter referred as the "said plot")

1/- I have investigated the title of the said plot on the request of **M/s. QUBA TRADELINKS LLP** and have perused the following documents i.e.: -



1104, Ozone Biz Center, Bellasis Road, Mumbai Central, Mumbai – 400 008
E-mail: adv.abansari@gmail.com Tel.: 022-3169 7479

1) Description of the Property:

ALL THAT piece and parcel of land adm. 4185 sq. yards equivalent to 3499.20 sq. mtrs. Lying, being and situate at Old Survey No. 164, Hissa No. 20 and 21 (Part), new survey No. 211/2, of Village- Kamatghar, Taluka-Bhiwandi, Dist. Thane, together with the house constructed therein within the city limits of the Bhiwandi Nizampur Municipal Corporation ("BNCMC") and within the registration district of Thane and sub-registration district of Bhiwandi.

2) The documents of allotment of plot:

As per the flow of title annexed hereto

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 1994 to 2023 submitted by Adv. Archana Khandu Thakre dated 12/06/2023 and 2023 to 2024 submitted by Adv. Vaibhav Ankush Patil dated 11/04/24.

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 M/s. Quba Tradelinks LLP is clear, marketable and without any encumbrances in respect of ALL THAT piece and parcel of land adm. 4185 sq. yards equivalent to 3499.20 sq. mtrs. Lying, being and situate at Old Survey No. 164, Hissa No. 20 and 21 (Part), new survey No. 211/2, of Village- Kamatghar, Taluka-Bhiwandi, Dist. Thane, together with the house constructed therein within the city limits of the Bhiwandi Nizampur Municipal Corporation

ABS ANSARI & CO. MUMBAI ADVOCATES

("BNCMC") and within the registration district of Thane and sub-registration district of Bhiwandi.

Owners of the Land:

- **M/s. Quba Tradelinks LLP**, of S. No. 211/2, admeasuring 3499.20 sq. mt. or thereabout.

3/- The report reflecting the flow of the title of the M/s. Quba Tradelinks LLP on the said land is enclosed herewith as annexure.

Encl.: Annexure.

ABS ANSARI & CO. MUMBAI ADVOCATES

Advocate.

Date: 15th June, 2024