SUNNY GANGWANI

B.Com, LL.B

Advocate High Court

Shop No 2, karishma C.H.S, Ulhasnagar:- 421005

FORMAT – A

(Circular No.:- 28/2021)

LEGAL OPINION/TITLE REPORT

To
The Authorised person
MahaRERA
Mumbai

Sub: Title clearance certificate with respect to plot no. Survey No 101/1/D situated at Village:- Titwala, Taluka:- kalyan, District:- Thane (hereinafter referred as the said plot)

I have investigated the legal opinion/title report dated 15/7/2019 issued by Advocate Narendra Bondre of the said plot given on the request of RUSTAGI ESTATES PVT LTD and following documents i.e. :-

1) **Description of the property :-**
   Survey No 101/1/D area admeasuring 3110 sq.mts situated at village Titwala
2) **The documents of allotment of plot:-**
   Copy Of development agreement entered into between the landlord Smt laxmibai Hari Pawar and others as land lord and M/s Rustagi estates Pvt Ltd as Developer which is confirmed by the confirmation deed dated 19/12/2008 registered with the sub registrar kalyan-2 having sr no 9484/2008.

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3) **7/12 extract of** survey No 101/1/D adm 0-28-30 (HRP) pot kharabaadm 0-02-80 (HRP) issued by Talathisaja titwala, Tal-Kalyan, Dist-Thane with mutation entries 59, 256, 289, 426, 1402, 1922, 1979, 3179, 3224, 3225.
4) N.A Letter dated 4/7/2022 with reference no KRA/MAHSUL/T-2/ZAMEEN BAB-1/RUPTARANKAR/SR-39/22
5) Copy of Search report for 30 years dated 10/8/2022

On perusal of the above mentioned legal opinion/title report dated 15/7/2019 issued by Advocate Narendra Bondre relating to title of the said property, it shows that the developer M/s Rustagi Estates Pvt Ltd has clear & marketable title and without any encumbrances.

Promoters of the Land: - M/S Rustagi Estates Pvt Ltd is the promoter/developer of the said survey no 101/1/D area admeasuring 3110 sq.mts through development agreement and confirmation deed dated 19/12/2008 having Sr No 9484/2008 registered with the sub registrar kalyan-2.

Owners of Land:- As per latest 7/12 extract the owners of the land are

1. **Eknath Nama Pawar,**
2. **Shaila Gurunath Pawar,**
3. **Poornima Gurunath Pawar,**
4. **Poonam Gurunath Pawar**
5. **Bhagyeshree Gurunath Pawar,**
6. **Sweta Gurunath pawar,**
7. **Sundar Gurunath Pawar,**
8. **Bhavesh Gurunath Pawar,**
9. **Balaram Hari Pawar,**
10. **Anita Anant Gharat,**
11. **Malubai Natha Kashivile,**
12. **Jairam Hari Pawar,**
13. **Kalpana Namdev Lad,**
14. **Anjana Gurunath Suroshi,**
15. **Bharti Kaluram Pawar,**

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16. **Raveena Vinod Jamdare,**
17. **Kajal Alpesh Jadhav.**

As per ferfar No 3224 one of the owner whose name Hari Rama Pawar expired on 12/8/2004 was strikeout from the 7/12 extract and their legal heirs came on the record. As per ferfar No 3235 one more owner namely Manjulabai Nama Pawar expired on 23/7/2018 her name was also strike out from 7/12 and her legal heirs are already on record.

The report reflecting the flow of the title of the (owner /promoter /developer /company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 3/6/2024

Advocate

S. L. GANGWANI
Mumbai
ADVOCATE HIGH COURT

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) Copy of latest 7/ 12 extract of Survey No 101/1/D as on date of application for registration.
2) Copy of Mutation Entry No. 59, 256, 289, 426, 1402, 1922, 1979, 3179, 3224, 3235.
3) Copy of Search report for 7 years from 2016 to 2022 Taken from Sub-Registrar' office at Kalyan-2.
4) There is No litigation as of now on the said Survey Number

Date: 3/6/2024

Sunny Gangwani
Advocate

S. I. GANGWANI ★ ADVOCATE HIGH COURT ★ Mumbai.