PRAVIN S. KHADE
B.Sc. L.L.B
ADVOCATE
Add. 2, Laxmi Sadan, Old S.T. Stand,
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Mobile. 9689699595, 9326236923
Email :- advpskhade@gmail.com

Date:- 20th MAY 2024

To,

MahaRERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Survey No. 138, Hissa No. 1/7, admeasuring area 0-15-15 pot Kharaba 0-07-10 (Old Survey No. 138/1/A)** Of the Village **Chikhloli, Tal. – Ambernath, Dist. – Thane.** (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **ADIYOGI INFRA** and following documents i.e.:-

1) Description of the property.

Survey No. 138, Hissa No. 1/7, admeasuring area 0-15-15 pot Kharaba 0-07-10 (Old Survey No. 138/1/A) situated at Village **Chikhloli, Tal. – Ambernath, Dist. – Thane.**

2) The documents of allotment of plot.

2.1) 7/12 extract dated 25/05/2023

2.2) 7/12 extract from 1954 To 1982

2.3) Mutation Entry No. 104, 253, 276, 959, 1510, 1511, 1531, 1648, 1667, 1719, 1979, 2067.

PRAVIN S. KHADE
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Continued...

2.4) Xerox Copy of Development Agreement dated 29/04/2014 bearing no. 3021/2014 Registered in the office of Jt Sub Registrar Ulhasnagar-2 at Badlapur.

2.5) Xerox Copy of Confirmation Deed dated 31/03/2023 bearing no. 3929/2023 Registered at in the office of Jt Sub Registrar Ulhasnagar-4 at Badlapur.

3) 7/12 extract issued by Talathi Saja Morivali, Taluka Ambernath dated. 23/01/2024, mutation entry no. No. 104, 253, 276, 959, 1510, 1511, 1531, 1648, 1667, 1719, 1979, 2067.

4) Search report for 30 years from 1995 till 2024 dated 06th May 2024.

2/ - On perusal of the above mentioned documents and all other relevant documents relating to title of the said property **ONLY I AM** of the opinion that, in respect of the above mentioned property, the title of the present owners 1) Devku alias Urmila Shivdas Tare, 2) Sukhdev Songya Mhatre, 3) Gulab Gopal Mhatre and 4) Tejashree Milind Thakur is **Clear, Marketable and Free from all encumbrances.** And 1) Shri. Madhukar Dattu Mhatre, 2) Shri. Pravin Balkrishna Bhoir, 3) Shri. Sachin Harishchandra Bhoir, 4) Shri. Soham Jairam Kondilkar **has got the Clear, Marketable Title in accordance of** Development Agreement dated 29/04/2014 bearing Registration No, 3021/2014 Registered in the office of Jt Sub Registrar Ulhasnagar-3 at Ambernath and Confirmation Deed/Supplementary Agreement dated 31/03/2023 bearing Registration No. 3929/2023 registered in the office of Jt Sub Registrar Ulhasnagar-4 at Badlapur.

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Continued...

Owners of the land Owned by 1) Devku alias Urmila Shivdas Tare, 2) Sukhdev Songya Mhatre, 3) Gulab Gopal Mhatre and 4) Tejashree Milind Thakur bearing **Survey No. 138, Hissa No. 1/7, admeasuring area 0-15-15 pot Kharaba 0-07-10 (Old Survey No. 138/1/A)** Of the Village **Chikhloli, Tal. – Ambernath, Dist. – Thane.**

3/- The report reflecting the flow of the title of the 1) Devku alias Urmila Shivdas Tare, 2) Sukhdev Songya Mhatre, 3) Gulab Gopal Mhatre and 4) Tejashree Milind Thakur on the said land is enclosed herewith as annexure.

ADVOCATE

Khade 20/05/2024

PRAVIN SHANTARAM KHADE

PRAVIN S. KHADE
B.Sc.L.L.B.
ADVOCATE

Documents Referred & Enclosed herewith :

1) 7/12 extract dated 23/01/2024

2) 7/12 extract from 1954 To 1982

3) Mutation Entry No. 104, 253, 276, 959, 1510, 1511, 1531, 1648, 1667, 1719, 1979, 2067.

4) Xerox Copy of Development Agreement dated 29/04/2014 bearing no. 3021/2014 Registered in the office of Jt Sub Registrar Ulhasnagar-3 at Ambernath.

5) Xerox Copy of Confirmation Deed dated 31/03/2023 bearing no. 3929/2023 Registered at in the office of Jt Sub Registrar Ulhasnagar-4 at Badlapur.

6) Search report for 30 years from 1995 till 2024 issued by me on dated 06th May 2024.