



Nirant Vasudev Patil

(B. Com, LLB, DMM & G D C A)

ADVOCATE HIGH COURT

Email : nirant.patil.np@gmail.com

Mo 9324569806
© 8451923277

Off. No. 25, Neelsiddhi Joya Bldg, Plot No. 183, Sec. 20, Ulwe, Tal. Panvel, Dist. Raigad - 410 206

Off. Gr. Floor, Plot No. B - 40, Asthavinayak Apt, Sector - 20, Nerul Gaon, Navi Mumbai - 400 706

Ref : 06/2024

Date : 21.06.2024

FORMAT - A

To, MahaRERA

LEGAL TITLE REPORT

Sub : Title clearance Certificate with respect to Land bearing No. "CTS No.161, Tikka No.3, (Total area admeasuring 438.50 Sq. Mtrs.), Village-Shahabaz, Belapur (Kille Gaothan), Tal. & Dist.-Thane, Navi Mumbai." ("hereinafter referred as the said Plot of Land")

A) I have investigated the Title of the said plot on the request of 1)MR. VILAS ANANT PATIL& 2)MRS. HEMLATA VILAS PATIL and following documents i.e.

1) Description of the Property

2) The documents related to said Land CTS No.161

i)Land belongs to 1)Smt. Sharifa Ahmedmiya Kureshi & Others and by Record of right Dtd.25.09.1995, said land sold to Mr.Anant Mukund Kulkarni

ii)Record of right Dtd.25.03.2003 Mr.Anant Mukund Kulkarni has sold said land to Smt. Santoshkumari Kuldeepraj Kapoor.

iii)Record of right Smt. Santoshkumari Kuldeepraj Kapoor has transferred said land to Mr. Kamal Kuldeepraj Kapoor

- iv) By registered '**Conveyance Deed**' Dtd.28.02.2006, Mr. Kamal Kuldeepraj Kapoor has sold said land to Mr.Shivanand Shankar Kore (Registered Doc.No.TNN-3-1821/2006)
- v) By registered '**Conveyance Deed**' Dtd.01.03.2007, Mr.Shivanand Shankar Kore has sold said land to 1)Mr.Uday Sambhajirao Shende, 2)Mrs.Madhuri Dattatray Nagare & 3)Mr.Rabbani Shyamsuddin Khan (Registered Doc.No.TNN-6-1383/2006)
- vi) By registered '**Release Deed**' Mrs. Madhuri Dattatray Nagare has transfer, assign & relinquish her share in & above said Land CTS No.161 favour of 1)Mr.Uday Sambhajirao Shende & 2)Mr.Rabbani Shyamsuddin Khan (Registered Doc.No.TNN-6-2497/2007), Dtd.19.04.2007.
- vii) By registered '**Conveyance Deed**' Dtd.11.08.2011, 1)Mr.Uday Sambhajirao Shende, 2)Mrs.Madhuri Dattatray Nagare & 3)Mr.Rabbani Shyamsuddin Khan have said land to **1)MR. VILAS ANANT PATIL& 2)MRS. HEMLATA VILAS PATIL** (Registered Doc.No.TNN-6-3699/2011, Receipt No.3768)
- vii) By registered '**Development Agreement**' Dtd.28.07.2023, **1)MR. VILAS ANANT PATIL& 2)MRS. HEMLATA VILAS PATIL** have transferred their Development rights in said land in favour of **M/s. Suncity Pride** through its Partners **1)MR. SUNIL RAMPAL KATOCH & 2)MR. SATISH AMARSINGH THAKUR** (Registered Doc.No.TNN-11-12410/2023)
- 3) Search report for 30 years from 1993 TO 2022 & Year 2012 to 2024.
- B) 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. VILAS ANANT PATIL& 2)MRS. HEMLATA VILAS PATIL** is clear, marketable and without any encumbrances.

Owners of the Land

1)MR. VILAS ANANT PATIL& 2)MRS. HEMLATA VILAS PATIL

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..3..

C) The report reflecting the flow of the title of the 1)MR. VILAS ANANT PATIL& 2)MRS. HEMLATA VILAS PATIL on the said land is enclosed herewith as annexure.

Encl. : Annexure

Date : 21st June, 2024.



A handwritten signature in blue ink, appearing to be "Nirant V. Patil".

ADV. NIRANT V. PATIL
Gr. Floor, Ashtavinayak Bldg.,
Plot No B-40, Sector 20, Nerul,
Navi Mumbai 400706.
MAH/1054/2012

Nirant Vasudev Patil

(B. Com, L.L.B.)

ADVOCATE HIGH COURT

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Off. No. 25, Neelsiddhi Joya Bldg., Plot No.183, Sec. 20, Ulwe, Tal.: Panvel, Dist.: Raigad - 410 206.

Resi.: Asthavinayak Apt., Plot No. B-40, Gr. Flr., Sector - 20, Nerul Gaon, Navi Mumbai - 400 706

Date : 21.06.2024

f.: _____

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FLOW OF THE TITLE OF THE SAID LAND (PLOT)

Sr. No.

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viii) Search report for 30 years from 1993 TO 2022 & Year 2012 to 2024.

Date : 21st June, 2024.



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