Mobile No : 9833154677

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To
Maharera

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to plot bearing Survey No.250 bearing C.T.S. No. 18C of Village Mulund, Taluka Kurla, Mumbai Suburban District. (hereinafter referred as the "Said plot").

I have investigated the title of M/s. Venus Tiles and Marbels Manufacturing Pvt. Ltd., and right of Shreeji Realties Pvt. Ltd., **and following documents i.e. :-**

1. **Description of the property**

   All piece and parcel of land admeasuring 4000 sq. yards equivalent to 3344.50 sq. mtrs. forming part of Survey No. 250, bearing C.T.S. No. 18C of Revenue Village Mulund, Taluka Kurla, Mumbai Suburban District.

2. **The documents of allotment of plot**

   i. True copy of Indenture dated 1st August, 1972 between AnantPandurangPandit as Lessor and L.S. Agarawal and other as Lessee duly registered with Sub-Registrar of Assurance at Bombay under Sr. No. S-4153-54-55/1972;

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ii. True copy of Indenture dated 29th April, 1980 between Santokh Singh Uppal and Venus Tiles and Marbels Manufacturing Pvt. Ltd., duly registered with Sub-Registrar of Assurance at Bombay under Sr. No.1094/80 on 2nd March, 1987;

iii. Development Agreement dated 15th October, 2010 duly registered on 30th April, 2011 before Sub-Registrar of Assurance, Kurla-2 (Vikroli) at Sr. No. BDR7-03255-2011 executed by and between Venus Tiles and Marbels Manufacturing Pvt. Ltd., as Owners and M/s. Shreeji Realties Pvt. Ltd.,;

3. 7/12 extract

The 7/12 extracts / Property Card and mutation entries in respect of the Property are issued by City Survey office Mulund

4. Search report

Search Report issued by Search Clerk Mr N. D. Rane dated 22nd April 2016

5. 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. Venus Tiles and Marbels Manufacturing Pvt. Ltd., and right of Shreeji Realties Pvt. Ltd. is clear, marketable and without any encumbrances.

6. Owners of the land

Mobile No : 9833154677

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M/s. Venus Tiles and Marbels Manufacturing Pvt. Ltd. For 4000 sq. yards equivalent to 3344.50 sq. mtrs. forming part of Survey No. 250, bearing C.T.S. No. 18C of Revenue Village Mulund

7. **Qualifying comments / remarks**
   None
8. The report reflecting the flow of the title of the (on the said land is enclosed herewith as annexure.

Encl : Annexure

Advocate

(stamp) 21.7.23

J. P. TRIPATHI (M.A.LL.B)
ADVOCATE HIGH COURT
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Room No.4, L.B.S. Marg Navpada,
Kurla (West), Mumbai-400070

Date:-

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1. 7/12 extract / P.R. Card as on date of application for registration
2. Mutation entry/ order no DLN/LND/B/5162 DATED 30/03/1982
3. Search report for Search Clerk Mr N. D. Rane dated 22nd April 2016
4. Any other relevant title. Index II of the Development Agreement
5. Litigations if any. None

Date:-

Advocate.

(stamp)

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