

FORMAT - A

(Circular No.:- 28/2021)

To

MahaRERA

6th and 7th floor, BKC,
Housefin Bhavan, near RBI,
E Block, Bandra Kurla Complex,
Bandra East, Mumbai- 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece Survey No. 19, Hissa no. 1, Survey no. 20 Hissa no. 0 and Survey No. 24A Hissa No. 8/B situated at Rohinjan Taluka Panvel and District Raigad (hereinafter referred as the said "Entire Property")

I have investigated the title of the said plot on the request of MAHAAVIR SUPERSTRUCTURES PRIVATE LIMITED and following documents i.e. :-

1. Description of the property.

- a) Survey No. 19, Hissa No. 1, admeasuring Area. 9385 sq. Meters
- b) Survey No. 20, Hissa No. 0, admeasuring area. 12570 sq. Meters
- c) Survey No. 24A, Hissa No. 8/B, admeasuring area. 2100 sq. Meters
Village. Rohinjan, Taluka. Panvel, Dist. Raigad

2. The documents of allotment of Entire Property.

- a) Release Deed executed on 30/05/2011, bearing Serial No. 7247/2011, Panvel -1
- b) Deed of Conveyance executed on 29/08/2012, bearing Serial No. 10613/2012, Panvel - 1
- c) Deed of Conveyance executed on 30/08/2012, bearing Serial no. 10614/2012, Panvel - 1
- d) Deed of Conveyance executed on 22.07.2019 bearing Serial no. 9434/2019, Panvel - 2

3. 7/12 extract issued by concerned authority for

- a) Survey No.19 Hissa No. 1, mutation entry no. 3034
- b) Survey No. 20, Hissa No. 0, mutation entry no. 3055
- c) Survey No. 24A, Hissa No. 8/B, mutation entry no. 3034



4. Search report for 30 years from 1990 till 2019


On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Entire Property I am of the opinion that the title of (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

- (1) Mahaavir Superstructures Private Limited CTS/C.S. No. 19/1
- (2) Mahaavir Superstructures Private Limited CTS/C.S. No. 20/0
- (3) Mahaavir Superstructures Private Limited CTS/C.S. No. 24/A/8/B

Qualifying comments/remarks if any – NONE

The report reflecting the flow of the title of the **Mahaavir Superstructures Private Limited** on the said Entire Property is enclosed herewith as annexure.



Advocate Manali Saraf

For, VIDHIK LEGIT ADVOCATES

Date: 02.10.2021

