



**ARUNA B. BHUJBAL**  
Advocate - High Court

Contact No. - 9821328599

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**FORMAT - A**  
(Circular No.:- 28/2021)

To  
MahaRERA

**LEGAL TITLE REPORT**

**Sub: Title clearance certificate with respect to plot bearing no. Survey No. 30/2 admeasuring 4000 square meters, Survey No. 30/3 admeasuring 4280 square meters, Survey No. 30/5 area admeasuring 430.70 square meters out of the aggregate area of 5790 square meters and Survey No. 30/6 area admeasuring 759.30 square meters out of the aggregate area of 1140 square meters. Survey No. 30/7 admeasuring area 350 square meters. Survey No. 329 Hissa No. 2 (pt) admeasuring area 1537 square out of the aggregate area of 7080 square meters situated at village Majiwade, Taluka and district Thane. (hereinafter referred to as "said plot")**

1. I have investigated the title of the said plot on the request of Kapstone Constructions Pvt. Ltd and have perused the following documents i.e.:-

1) **Description of the property :**

Survey No.	Hissa No
30	2
30	3
30	5pt
30	6pt
30	7
329	2pt

- 2) The documents of allotment of plot as more particularly described in Title Certificate.
- 3) 7/12 extract dated 11th May, 2021 and 12th May, 2021 and Mutation Entries.
- 4) Search report as described below:

Survey No.	Hissa No	Period
30	2	From 1981 to 2010 And from 2010 to 2021.
30	3	From 1981 to 2010 And from 2010 to 2021
30	5pt	From 1992 to 2021
30	6pt	From 1992 to 2021
30	7	From 1981 to 2010 And from 2010 to 2021.
329	2pt	From 2002 to 2009 And from 2010 to 2021



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2. On perusal of the above mentioned documents and all other relevant Documents relating to title of the said plot; I am of the opinion that the title of Kapstone Constructions Pvt. Ltd. Company is clear, marketable and without any encumbrances.

**Owners of the land :**

- 1) Survey No 30/2- Shri. Chintaman Kashinath Bhoir And Ors.
- 2) Survey No 30/3- Shri. Chintaman Kashinath Bhoir And Ors.
- 3) Survey No 30/5- Shri. Mangalprabhat Lodha and Ors.
- 4) Survey No 30/6- Shri. Mangalprabhat Lodha and Ors.
- 5) Survey No 30/7- Kapstone Constructions Pvt. Ltd.
- 6) Survey No 329/2pt- Shri. Vijaysingh Rajasingh Varma and Ors.
- 7) Qualifying comments/remarks if any: As referred in the Title certificate

3. The report reflecting the flow of the title of the Kapstone Constructions Pvt. Ltd in respect of the said plot is enclosed herewith as annexure.

**Encl : Annexure.**

Date: 27<sup>th</sup> July, 2021

**Advocate.**

*Aruna B. Bhujbal*  
(Stamp)

