



FORMAT – A
(Circular No. 28 / 2021)

To,
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect to Land Bearing (1) Survey No. 226, admeasuring 2730 Sq. Mtrs & (2) Survey No. 227/2, admeasuring 9200 Sq. Mtrs & (3) Survey No. 227/3, admeasuring 2610 Sq. Mtrs & (4) Survey No. 227/4, admeasuring 300 Sq. Mtrs. & (5) Survey No. 227/5, admeasuring 1500 Sq. Mtrs & (6) Survey No. 228, admeasuring 1920 Sq. Mtrs, all situated at VILLAGE – Gokhivare, Taluka – Vasai, District – Palghar. (Hereinafter referred as the said Property).

I have investigated the title of the said plot on the request of M/s. Shantee Homes Realty LLP through its Partner Mr. Raaz Abdulsamad Pathan and Mr. Niyaz Abdulsamad Pathan and following documents i.e. :-

1) Description of the property.

Land Bearing (1) Survey No. 226, admeasuring 2730 Sq. Mtrs & (2) Survey No. 227/2, admeasuring 9200 Sq. Mtrs & (3) Survey No. 227/3, admeasuring 2610 Sq. Mtrs & (4) Survey No. 227/4, admeasuring 300 Sq. Mtrs. & (5) Survey No. 227/5, admeasuring 1500 Sq. Mtrs & (6) Survey No. 228, admeasuring 1920 Sq. Mtrs, all situated at VILLAGE – Gokhivare, Taluka – Vasai, District – Palghar.

2) The documents of allotment of plot.

(a) Deed of Conveyance dated 17.01.2014 in respect of Land Bearing Survey No. 227/2, admeasuring 9200 Sq. Mtrs & Survey No. 227/5, admeasuring 1500 Sq. Mtrs. Total admeasuring 10700 Sq. Mtrs all situated at VILLAGE – Gokhivare, Taluka – Vasai, District – Palghar, registered at the office of Sub-Registrar Vasai-1 at Serial no. 3254/2014 between Mr. Asajad Husain Afzal Khan & Ors. – being the Owners/Vendors and party of the First part AND Mr. Raaz Abdulsamad Pathan and Mr. Niyaz Abdulsamad Pathan – being the purchasers and party of the Second Part.

(b) Deed of Conveyance dated 17.01.2014 in respect of Land Bearing Survey No. 226, admeasuring 2730 Sq. Mtrs & Survey No. 228, admeasuring 1920 Sq. Mtrs & Survey No. 227/3, admeasuring 2610 Sq. Mtrs & Survey No. 227/4, admeasuring 300 Sq. Mtrs, Total admeasuring 7560 Sq. Mtrs all situated at VILLAGE – Gokhivare, Taluka – Vasai, District – Palghar, registered at the office of Sub-Registrar Vasai-1 at Serial no. 3256/2014 between Mr. Asajad Husain Afzal Khan & Ors. – being the Owners/Vendors and party of the First part AND Mr. Raaz Abdulsamad Pathan and Mr. Niyaz Abdulsamad Pathan – being the purchasers and party of the Second Part.

- 3) 7/12 extract or property card issued by Talathi Saja Sasun-Navghar. Dated 28.01.2021.
- 4) Search report for 30 years from 1991 till 2021

Owners of the land

(1) Land Bearing (1) Survey No. 226, admeasuring 2730 Sq. Mtrs & (2) Survey No. 227/2, admeasuring 9200 Sq. Mtrs & (3) Survey No. 227/3, admeasuring 2610 Sq. Mtrs & (4) Survey No. 227/4, admeasuring 300 Sq. Mtrs. & (5) Survey No. 227/5, admeasuring 1500 Sq. Mtrs & (6) Survey No. 228, admeasuring 1920 Sq. Mtrs, all situated at VILLAGE – Gokhivare, Taluka – Vasai, District – Palghar are owned by Mr. Raaz Abdulsamad Pathan and Mr. Niyaz Abdulsamad Pathan.

Date: 30.01.2021


ANISH KALVERT
ADVOCATE - HIGH COURT
G/2, DIWAN NIKETAN CHSL,
OPP. NAGESHWAR MANDER, DIWANMAN,
VASAI (W), DIST. PALGHAR - 401 202.