

PRATIK K. SHAH

Advocate High Court

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To,
Maha RERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land admeasuring 166430 sq. mtrs being lying and situate at Village Sagarli, Taluka Thane, Dist. Thane owned by Shree Khidkaleshwar Property Developers Pvt. Ltd. (hereinafter referred as "*the said Property*").

A. I have investigated the title of the said property on the request of M/s. Shree Khidkaleshwar Property Developers Pvt. Ltd. (hereinafter referred to as "*the said Owner*") and following documents i.e.: -

1) **Description of the property:**

all that piece and parcel of land admeasuring 166430 sq. mtrs being lying and situate at Village Sagarli, Taluka Thane, Dist. Thane and more particularly described in "**Annexure C**" hereto.

2) **The documents of Ownership of Property.**

Under various Conveyances/Deeds executed by different owner/s of the one part and the Owners herein of the other part as per list annexed hereto as "**Annexure B**", the Owners have purchased and/or acquired development cum sale right of various pieces and parcels of lands being lying and situate at Village Sagarli, Taluka and District Thane particularly are described in "**Annexure- C**" hereto.

3) **Development Permissions:** Intimation of Approval (amended from time to time), Commencement Certificate and other sanction, permissions as may be granted from time to time.

4) Indenture of Mortgage dated 28th February, 2018 ("**Mortgage**") duly registered with Sub Registrar of Thane- 9 made under Serial No.

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TNN-2044 of 2018 made and executed between the Owner on the one hand and Reliance Home Finance Limited ("**RHFL**") on the other hand;

- 5) **7/12 Extracts:** Issued by Tahsildar Thane dated 23rd July, 2021
- 6) **Search Report:** 30 years from 1985 till 2014

- B. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property afore recited and subject to what is stated in flow of title annexed hereto as **Annexure- A** I am of the opinion that M/s. Shree Khidkaleshwar Property Developers Pvt. Ltd. is the sole and absolute owner to the said property in accordance with the various Conveyance/Deeds as per the list annexed hereto as Annexure- B and are entitled to develop the said property particularly described in Annexure-C in terms of the Development permissions as have been granted from time to time by the Planning Authority.
- C. The report reflecting the flow of title of ownership of the M/s. Shree Khidkaleshwar Property Developers Pvt. Ltd. on the said property is enclosed herewith as annexure- "**Annexure-A**".

Dated this 23rd day of July, 2021.


(**PRATIK K SHAH**)
Advocate

