

**FORMAT-A  
(CIRCULAR NO. 28/2021)**

To  
Maha RERA  
Housefin Bhavan  
Plot No. C – 21  
Bandra Kurla Complex  
Bandra (East)  
Mumbai 400051

**LEGAL TITLE REPORT**

Sub: Title Clearance Report with respect to all those pieces and parcels of lands admeasuring in aggregate 1,57,220 square meters situate at Village Dhovli, Taluka Vasai and District Palghar (hereinafter collectively referred to as "**Property**")

We have investigated the title of the Property based on the request of **Sunteck Real Estates Private Limited** a company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at Sunteck Centre, 5<sup>th</sup> Floor, 37-40 Subhash Road, Vile Parle (East), Mumbai 400057 ("**Developer**") and perused the copies of the following documents:

**(a) Description of the Property**

All those pieces and parcels of lands bearing Gat Nos. 110/A, 110/B, 111, 112/2, 113, 114/A, 114/B, 115/A and 115/2 admeasuring in aggregate 1,57,220 square meters situate at Village Dhovli, Taluka Vasai and District Palghar.

**(b) The documents in relation to the ownership of the Property**

Antecedent documents of title as mentioned in **Annexure "A"**.

**(c) 7/12 Extracts**

The 7/12 extracts and mutation entries in respect of the Property are issued by the Talathi, Palghar.

**(d) Search Report for 30 years**

We have relied upon the Search Report dated March 17, 2020 issued by Mr. Sameer M. Sawant (Title Investigator).

On perusal of the above-mentioned documents and all other documents pertaining to the title of Property, we are of the opinion that the title of the Developer- Sunteck Real Estates Private Limited to develop the Property is clear, marketable and without any encumbrance (except as disclosed hereunder):

**Owners of the Property**

The following persons are the owners of the Property subject to the encumbrances in the form of mortgages created by the following owners and mentioned in **Annexure "B"**:

<b>Gat No.</b>	<b>Owners as per 7/12 extracts</b>
110/A	Hemant Ramesh Mhatre and Kishor Dattatray Naik
110/B	Kishor Dattatray Naik and Nalesh Prakash Desai.
111	Pankaj Bhaskar Thakur
112/2	Beena Deepak Shah
113	Rupali Hemant Mhatre and Beena Deepak Shah
114/A	Beena Deepak Shah and Pratibha Kishor Naik
114/B	Pranita Pankaj Thakur
115/A	Kishor Dattatray Naik
115/2	Beena Deepak Shah

**Qualifying comments/remarks if any –**

The Owners have obtained loan against the Property and created a mortgage on the Property, details whereof are listed in the report annexed hereto as Annexure "B".

The report reflecting the flow of title in respect of the Property is enclosed herewith as Annexure "B" hereto.

Dated this 20<sup>th</sup> day of May 2022



Sajit Suvarna  
Partner  
DSK Legal

Encl.: Annexures