

S. V. Tarte

B. Com. LL.B.

Advocate & Notary

Arihant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204. Dist. Thane.
Phone : 2820491 Mob : 9821313285

FORMAT –A
(circular No. 28/2021)

To,
MahaRERA ,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 18/5, Survey No. 18/6, Survey No. 20, admeasuring Area 6620 sq.mtrs, situated at Revenue Village Umbroli, Taluka Ambernath, District Thane.

1) I have investigated the title of the said plot on the request of Shri. Balu Lahu Chaudhary, Shri. Jaywant Khandu Thombre & M/S SAI BALAJI BUILDCON and following documents i.e' :-

1. Description of the property: Survey No. 18/5, Survey No. 18/6, Survey No. 20, admeasuring Area 6620 sq.mtrs, situated at Revenue Village Umbroli, Taluka Ambernath, District Thane.
2. Satbara, ferfar.
3. 7 /12 extract or property card issued by. Tahasildar Kalyan, dated 10/01/2020 , mutation entry no. 1323 .
4. Development Agreement executed between Shri. Balu Lahu Chaudhary & M/S SAI BALAJI BUILDCON the said Development Agreement Registered with Sub Registrar Ulhasnagar 3, under Document no. 5627/2013 dated 19/09/2013, property area admeasuring 5516 sq.mtrs.
5. Development Agreement executed between Shri. Jaywant Khandu Thombre & M/S SAI BALAJI BUILDCON the said Development Agreement Registered with Sub Registrar Ulhasnagar 3, under Document no. 5625/2013 dated 19/09/2013, property area admeasuring 1104 sq.mtrs.
6. Search report for 30 years from 1992 till 2021



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2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Shri. Balu Lahu Chaudhary & Shri. Jaywant Khandu Thombre is clear, marketable and without any encumbrances. Further, M/S SAI BALAJI BUILDCON holds development rights of the land.

Owners of the land

1. Survey No. 18/5, Survey No. 18/6, Survey No. 20, admeasuring Area 6620 sq.mtrs.
3. The plot reflecting the flow of the title of the Shri. Balu Lahu Chaudhary & Shri. Jaywant Khandu Thombre and M/S SAI BALAJI BUILDCON on the said land is enclosed herewith as annexure.

Mutation Entry wise title flow:

Shri. Gautam Shripat Patil and others have sold Piece and Parcel of Land bearing Survey No. 18/5, 18/6, 20, to Shri. Balu Lahu Chaudhary, the said Sale Deed / Kharedikhat is registered on 19/09/2013 with Sub Registrar Ulhasnagar 3, Under Document No. 5621/2013.

And since then Shri. Balu Lahu Chaudhary are the absolute owner of the Piece and Parcel of Land bearing Survey No. 18/5, Survey No. 18/6, Survey No. 20, property area admeasuring 5516 sq.mtrs (as per 7/12 extract).

Shri. Gautam Shripat Patil and others have sold Piece and Parcel of Land bearing Survey No. 18/5, 18/6, 20, to Shri. Jaywant Khandu Thombre, the said Sale Deed / Kharedikhat is registered on 19/09/2013 with Sub Registrar Ulhasnagar 3, Under Document No. 5622/2013.

And since then Shri. Jaywant Khandu Thombre are the absolute owner of the Piece and Parcel of Land bearing Survey No. 18/5, Survey No. 18/6, Survey No. 20, property area admeasuring 1104 sq.mtrs (as per 7/12 extract).



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Afterwards, Shri. Balu Lahu Chaudhary and Shri.Jaywant Khandu Thombre entered in to Development Agreement with M/S SAI BALAJI BUILDCON the said Development Agreement Registered with Sub Registrar Ulhasnagar 3, under Document no. 5627/2013 and 5625/2013 dated 19/09/2013 and hens M/S SAI BALAJI BUILDCON are possess clear and marketable title of the above mentioned property.

(M/S SAI BALAJI BUILDCON) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Dated : 07/10/2021


(S.V. TARTE)

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract / P.R. Card as on date of application for registration. 2
- 2) Mutation Entry
- 3) Search report for 30 years from Taken from Sub-Registrar' office at
- 4) Any other relevant title.
- 5) Litigations if any.

