

ADV SHARADA Y. GHUGE
B.COM. LL.B
ADVOCATE HIGH COURT
CONTACT NO. 0251-2232006



Office: Spring Avenue, 2nd Floor, Opp. KDMC 'B' Ward Office, Club Road, Khadakpada, Kalyan (W) – 421301. Dist:Thane

FORMAT – A
(Circular No.28/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title certificate with respect to plot no. CTS/CS/Survey No. 22, 42A and 47A situated at Chikanghar, Taluka Kalyan / District Thane (hereinafter referred as the 'said plot').

1. I have investigated the title of the said plot on the request of M/s. TYCOONS AVANTI PROJECTS LLP and following documents i.e.:-
 - 1) Description of the property.
 - 2) The documents of allotment of plot.
 - 3) 7/12 extract or property card issued by Land and Revenue Department of Maharashtra dated 31-03-2021 mutation entry no. 2677.
 - 4) Search report for 30+ years from 1985 to 2014 dated 30-04-2014 issued by Mr.Virendra Tak and also from 1988 to 2017 dated 24-03-2017, from 2017 to 2018 dated 27-07-2017, 08-12-2017, 26-10-2018, from 2017 to 2021 dated 06-04-2021, from 2021 to 2022 dated 15-03-2022 issued by Adv. Kavita Shah.
2. On perusal of the abovementioned documents and all the other relevant documents relating to title of the said property I am of the opinion that the title of M/s. TYCOONS AVANTI PROJECTS LLP is clear and marketable (details of encumbrances is enclosed herewith as annexure).


Owners of the land

- 1) Maharashtra Housing and Area Development Authority, Konkan Area and Housing Development Board CTS/CS/Survey No. 22, 42A and 47A

- 2) Chikanghar Shantidoot Co-Operative Housing Society Limited CTS/CS/Survey No. 22, 42A and 47A.
 - 3) Chikanghar Gulmohar Co-Operative Housing Society Limited CTS/CS/Survey No. 22, 42A and 47A.
3. The report reflecting the flow of the title of the M/s. TYCOONS AVANTI PROJECTS LLP on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 30-04-2022


Advocate

ADV SHARADA Y. GHUGE
B.COM. LL.B
ADVOCATE HIGH COURT
CONTACT NO. 0251-2232006



Office: Spring Avenue, 2nd Floor, Opp. KDMC 'B' Ward Office, Club Road, Khadakpada, Kalyan (W) – 421301. Dist:Thane

FORMAT – A


(Circular No.28/2021)

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) Mutation Entry No. 2677.
- 3) Search Report/s for 30+ years from 1985 to 2014 dated 30-04-2014 issued by Mr.Virendra Tak and also from 1988 to 2017 dated 24-03-2017, from 2017 to 2018 dated 27-07-2017, 08-12-2017, 26-10-2018, from 2017 to 2021 dated 06-04-2021, from 2021 to 2022 dated 15-03-2022 issued by Adv. Kavita Shah.
- 4) Any other relevant title – Index II of registered Development Agreement/s.
- 5) Litigation if any. – YES.
- 6) Encumbrance/s if any. – Index II of registered Mortgage Deed/s.

Date: 30-04-2022


Advocate