

SANDEEP B. RAMKAR

B.A., LL.M.

OFFICE :

Flat No.101, 1st Floor, Sea Spring Building,
Plot No. 215 & 216, Sector No.6, Sarsole, Nerul,
Navi Mumbai – 400 706.
Tel No :- 9987188050
Email : – adv.sandeepramkar@yahoo.com

ADVOCATE HIGH COURT

Date: 19.05.2022

LEGAL TITLE REPORT

To,
MAHA RERA,
Mumbai.

Sub: Title clearance certificate with respect to Survey/ Hissa No. 23/2, situated at Mauje Ghot, Taluka – Panvel, and District Raigad.

1. **Description of the Property :-**

Survey/ Hissa No. 23/2, situated at **Mauje Ghot, Taluka – Panvel, and District Raigad**, admeasuring on or about land 0.26.50 H. R & Pot Kharaba 0.03.80 H. R, (total 0.30.30 H. R. Sq.) Akarni 5.31 (Hereinafter referred as the “Said Land”), on the request of M/s. MAHAVEER REALTY through its Partner MR. MAHENRDA CHHOGALAL JAIN, having address at Mohan Palms CHS, Flat No. 403, Plot No. 17, Sector- 38, Seawoods, Navi Mumbai- 400 706., and following documents i.e. :-



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2. The Documents of allotment of lands.

i) **Survey/ Hissa No. 23/2**, situated at **Mauje Ghot, Taluka - Panvel**, and **District Raigad**. 2) I perused the copy of 7/12 extract and ferfar:-

a. The land bearing **Survey/ Hissa No. 23/2**, situated at **Mauje Ghot, Taluka - Panvel**, and **District Raigad**. admeasuring on or about land **0.26.50 H. R & Pot Kharaba 0.03.80 H. R**, (total **0.30.30 H. R. Sq.**) Akarni 5.31.

b. Thereafter, the said **Mr. Dhanaji Narayan Patil**, had sold the said land to **M/s. MAHAVEER REALTY** through its **Partner MR. MAHENDRA CHHOGALAL JAIN** by entered in to **Kharedikhat executed on dt. 06.07.2021**, which is duly registered in the office of Joint Sub Registrar of Assurance at Panvel -3, vide Sr. No. **PVL3-10694-2021**, **Receipt No. 11981**, on dt. **07.07.2021**, as per **Mutation Entry No. 1674**, hence **M/s. MAHAVEER REALTY** through its **Partners MR. MAHENDRA CHHOGALAL JAIN** became absolute and lawful owner of the said Land.

c. The said **M/s. MAHAVEER REALTY** through its Partners, obtain **Commencement Certificate** for construction of proposed residential cum commercial building vide their letter



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No. PMC/TP/Ghot/23/2/21-22/16300/1258/2022, on dt.
06.05.2022.

- a. 7/12 extract issued by Talathi Saja Pendhar Mutation Entry No. 391, 443, 650,809,857,1107,1108,1134,1364.
 - b. Search report for 30 years i.e. from 1993 to 2022.
4. 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 Survey/ Hissa No. 23/2, is appeared in the name of **M/s. MAHAVEER REALTY through its Partner Mr. Mahendra Chhogalal Jain** as per **Kharedikhat** executed on dt. 19.01.2018, hence the said Land is clear, marketable and without any encumbrances.

Owners of the land

Description of Land	Owner of Land
Survey/ Hissa No. 23/2, situated at Mauje Ghot, Taluka - Panvel, and District Raigad.	M/s. MAHAVEER REALTY through its Partner Mr. Mahendra Chhogalal Jain.



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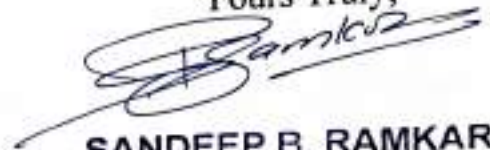
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3. The report reflecting the flow of the title of the **M/s. MAHAVEER REALTY** through its Partner **Mr. Mahendra Chhogalal Jain**, as a owner/promoter/developer on the said land is enclosed herewith as annexure.

Thanking You.

Yours Truly,



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FORMAT-A

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract as on date application for registration.
2. Mutation Entry No. 391, 443, 650, 809, 857, 1107, 1108, 1134, 1364.
3. Search report issued by search clerk Mr. Yogesh Jagtap for 30 years i.e. from 1993 to 2022.
4. Any other relevant title- No
5. Litigation of any - No

Thanking You.

Yours Truly,



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