

Mr. Sanman N. Pathari

B.Com. LL.B.

ADVOCATE

HIGH COURT, MUMBAI

Shop No. 4, Mathura Apt., Near Maruti Mandir, Gandhi Chowk, Kulgaon, Badlapur(East)

SNP-11/2021

Date: 23.03.2021

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Land bearing Survey No.8, Hissa No.1/A, admeasuring area 0-47-50 (H-R-P), Pot Kharaba 0-06-60 (H-R-P), Asst. 7 Rs. 94 Paise, lying being and situated at revenue Village Joveli, Taluka : Ambernath District: Thane, within the registration limits of the Sub-Registrar of Assurances, Ulhasnagar (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/S. PINNACLE S. P. M. GROUP** and following documents i.e.:- ALL THAT PIECE AND PARCEL of plot of non-agricultural land bearing Survey No.8, Hissa No.1/A, admeasuring area 0-47-50 (H-R-P), Pot Kharaba 0-06-60 (H-R-P), Asst. 7 Rs. 94 Paise, lying being and situated at revenue Village Joveli, Taluka : Ambernath District: Thane, within the registration limits of the Sub-Registrar of Assurances, Ulhasnagar.

1) The Document of allotment of plot -

a) Agreement for Sale dated 02.11.2020, registered with the Sub-Registrar of Assurances, Ulhasnagar on 02.11.2020, at Document **Sr. No. 8818-2020** executed between **Smt. Sushilabai Kisan Bhoir Alias Sushilabai Vasudeo Dhule And 20 Others** As A Vendors And **M/S. Pinnacle S. P. M. Group Through Its Partners - M/S. M.M. Pinnacle Buildcon (L.L.P.) Through Its Partners - 1) Manish Murlidhar Chattani, 2) Manish Mohanlal Chawla, M/S. Pinnacle S. P. M. Group Through Its Partners - M/S. S.P.M. Innovation (L.L.P.) Through Its Partners 1) Mahesh Vinaychand Kothari 2) Sunil Vinaychand Kothari 3) Pankaj Vinaychand Kothari**, as a Purchasers.

Mr. Sanman N. Pathari

B.Com.L.L.B.

ADVOCATE, HIGH COURT, MUMBAI.

Rot. No. MAH/1168/2012.

b) Power of Attorney dated 02.11.2020, registered with the Sub-Registrar of Assurances, Ulhasnagar on 02.11.2020, at Document **Sr. No. 8819-2020** executed between **Smt. Sushilabai Kisan Bhoir Alias Sushilabai Vasudeo Dhule And 20 Others** As A Executants And **M/S. Pinnacle S. P. M. Group Through Its Partners - M/S. M.M. Pinnacle Buildcon (L.L.P.) Through Its Partners - 1) Manish Murlidhar Chattani, 2) Manish Mohanlal Chawla, M/S. Pinnacle S. P. M. Group Through Its Partners - M/S. S.P.M. Innovation (L.L.P.) Through Its Partners 1) Mahesh Vinaychand Kothari 2) Sunil Vinaychand Kothari 3) Pankaj Vinaychand Kothari**, as a Power of Attorney Holders.

- 2) 7/12 extract or property card issued by Talathi Saja Kharvai dated 28/09/2020, and Mutation Entry No. 948 dated 07/06/1996.
- 3) Search Report for 30 years from 1991 TO 2020.


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 **SMT. SUSHILABAI KISAN BHOIR ALIAS SUSHILABAI VASUDEO DHULE AND 20 OTHERS** is clear, marketable and without any encumbrances.

Owners of the land - ALL THAT PIECE AND PARCEL of plot of non-agricultural land bearing Survey No.8, Hissa No.1/A, admeasuring area 0-47-50 (H-R-P), Pot Kharaba 0-06-60 (H-R-P), Asst. 7 Rs. 94 Paise, lying being and situated at revenue Village Joveli, Taluka : Ambernath District: Thane, within the registration limits of the Sub-Registrar of Assurances, Ulhasnagar.

3/- The report reflecting the flow of the title of the **SMT. SUSHILABAI KISAN BHOIR ALIAS SUSHILABAI VASUDEO DHULE AND 20 OTHERS** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 23/03/2021


Adv. S. N. Pathari.

High Court, Mumbai.
Mr. Sanman N. Pathari
B.Com, L.L.B.
ADVOCATE, HIGH COURT, MUMBAI.
Rd. No. MAH/1108/2012.