

# Shraddha DubePatil & CO.

ADVOCATES, HIGH COURT.

Office No.: Office No.8, Raj Mahal, Veer Nariman Road, Churchgate, Mumbai - 400020

Email: adv.shraddha.dubepatil@gmail.com, Mob: 9920187873

FORMAT – A

Circular: - 28/2021

To  
MahaRERA  
3rd floor, Express Building,  
Opp. Churchgate station,  
Mumbai - 400020

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS no. 1610/20 situated at Relief Road, Santacruz (west) Taluka/District Mumbai (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s. Sun-Vision Estates, owner/ promoter/ developer/company) 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 City Survey office dated 20-08-1982 mutation entry dated 19-12-2005
  - 4) Search report for 30 years from NA till NA, (as it's a Maharashtra Govt owned land)
- 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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

### Owners of the land:

- (1) Maharashtra Government having CTS No. 1610/20-23
- (2) Development Agreement in favour of M/s. Sun-Vision Estates having CTS No. 1610/20-23

3/- The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Yours faithfully,



For Shraddha DubePatil & Co

Encl: Annexure.

Date: 5<sup>th</sup> May 2021

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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
- 3) Search report for 30 years from Taken from Sub-Registrar' office at
- 4) Any other relevant title.
- 5) Litigations if any.

Yours faithfully,



For Shraddha DubePatil & Co.

Date: 5<sup>th</sup> May 2021

## मालमत्ता पत्रक

विभाग/मार्ग -- विलेपार्ले(प) वात्का/न.भू.मा.का. -- न.भू.अ.विलेपाले

नगर भूमापन कार्यालय -- शहर नंबर -- प्लॉट नंबर -- क्षेत्र -- धारणा/धर -- धारणा/धर -- मुंबई उपनगर जिल्हा

शहर नंबर: ३२०२० प्लॉट नंबर: १६२०२० क्षेत्र: चो.मो. २९२८.२ धारणा/धर: ७

सुविधाधर --

हक्काचा फुड धारक --

होदार --

इतर धार --

इतर धार --

दिनांक	व्यवहार	खड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षातन
२००८/१९८२	न.भू.क.१६१० प्रमाणे	-----	(H) महाराष्ट्र सरकार	महो- न.भू.अ. क.१५२६८८

न्यायमार्ग वारं वारं -

खरो नक्कल -

न.भू.अ.विलेपाले  
मुंबई उपनगर जिल्हा

बंद-कसाक- १६८४

नज-दाख- १५१२०२५ नकलेचा प्रसार- १.१.११

नकल- १-६२९२०२५

नका- १८१२०२५

रक- १८१२०२५

रक- १८१२०२५

सत्य-तिलिपां

नगर सुनि- १८१२०२५

*(Handwritten signature)*