

ARUNA. A. CHOUDHARI.

B.Sc. LL.B

ADVOCATE HIGH COURT.

Address: B-101, Mahavir Gaurav, M.D. Kini Marg, Bhandup (East), Mumbai- 400042.

Telephone Phone no. :9320043036 / 9892871548.

Email:- arunachoudhari0@gmail.com

FORMAT- A

(Circular No. 28/ 2021)

LEGAL TITLE REPORT

To,

Maharashtra Real Estate Regulatory Authority.

Subject : Title clearance certificate & legal opinion with respect to plot no. CTS/C.S. No. Old Survey No. 442/6, New Survey No. 115/6A, New Hissa No. 6/A, Old Survey No. 443/2, 127/2B, New Hissa No. 2/B, situated at Village Navghar, Taluka Bassein, District Thane admeasuring 6571 Sq. mtrs. (hereinafter referred as the said plot") belonging to Shri. Narinder Gupta, Partner of M/s. R.N.A. Builders, (N.G.)

1/- I have investigated the title of the said plot on the request of to Shri. Narinder Gupta, Partner of M/s. R.N.A. Builders, (N.G.) and following documents i.e.

1. Description of the property :- All the piece and parcel of the property bearing Old Survey No. 442/6, New Survey No. 115/6A, New Hissa No. 6/A, Old Survey No. 443/2, 127/2B, New Hissa No. 2/B, situated at Village Navghar, Taluka Bassein, District Thane admeasuring 6571 Sq. mtrs.

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2. The documents of allotment of plot.

- i) Development Agreement registered in Sub-Registrar office at TNN-10 vide document no. 6407/2007 dated 20/07/2007.
- ii) Development Agreement registered in Sub-Registrar office at TNN-4 vide document no. 4712 dated 31/05/2008.
- iii) Agreement registered in Sub-Registrar office at TNN-7 vide document no. 8167/2013 dated 29/10/2013.
- iv) Agreement registered in Sub-Registrar office at TNN-7 vide document no. 8184/2013 dated 31/10/2013.
- v) Conveyance Deed registered in Sub-Registrar office at TNN-12 vide document no. 1365/2016 dated 29/07/2016.
- vi) Rectification Deed registered in Sub-Registrar office at TNN-12 vide document no. 1373/2016 dated 30/07/2016.

3. 7/12 extract or property card issued by Meera Bhayandar Municipal Corporation vide mutation entry 1061.

4. Search report for 15 years from 2004 till 2018.

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And after thorough perusal of the above mentioned documents my title report is as under:-

- a) The properties bearing Old Survey No. 443, Old Hissa No. 2(pt), New Survey No. 127, New Hissa No. 2/B, Area- 3070, Old Survey No. 6(pt), New Survey No. 115, New Hissa No. 6/A, Area -3501 Sq.mt. Total Area- 6571 Sq. mt. open land Village Navghar, Taluka & District Thane is purchased by Shri. Narinder Gupta, Partner of M/s. R.N.A. Builders.

2/-On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Shri. Narinder Gupta, Partner of M/s. R.N.A. Builders is clear, marketable and without any encumbrances.

Owners of the land	CTS/C.S.No.
Shri. Narinder Gupta, Partner of M/s. R.N.A. Builders.	Old Survey No. 442/6, New Survey No. 115/6A, Hissa No. 6/A.
Shri. Narinder Gupta, Partner of M/s. R.N.A. Builders.	Old Survey No. 443/2, New Survey No. 127/2B, Hissa No. 2/B.

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3/- The report reflecting the flow of the Title of the M/s. R.N.A. Builders through Narinder Gupta on the said land is enclosed herewith as annexure.

Encl: Annexure.

Advocate

Date: 08/07/2021.

A. Choudhary (Stamp)

Adv. Aruna A. Choudhari
B.Sc., LL.B.

Advocate High Court
Reg. No. MAH / 4522 / 2009
Resi.: B-101, Mahavir Gaurav,
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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) Mutation Entry No. 1061.
- 3) Search report for 15 years (Computer) from 2004 to 2018 taken from Sub-Registrar office At Bhayandar & Mira Road Sub Registrar Office, TNN- 1, 2, 3, 4, 5, 7, 10, 11.
- 4) Any other relevant title- No.
- 5) Litigations if any- No.

Date: 08/07/2021.

A. Choudhari
Adv. Aruna A. Choudhari
B.Sc., LL.B.
Advocate High Court
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Mumbai - 400 042.

Advocate

(Stamp)