

Tushar R. Patil

D. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-20/01/2022 .

FORMAT - A

(circular No - 28/2021)

To.

MahaRERA

Housefin Bhavan ,

Plot No - C- 21 , E - Block,

Bandra - kurla Complex ,

Bandra (East)

Mumbai 400051

LEGAL TITLE REPORT

Sub - Title Clearance Certificate with respect to 1) Land bearing Old Survey No-300, Hissa No-3 New Survey No-332, Hissa No- 3 Area admeasuring H.R. 0-16-7.+ P.K. 0-01-0 Total H.R. 0-17-7 Assessment Rs.-1/-Paise-37/- 2) Land bearing Old Survey. No-300, Hissa No - 7pt New Survey. No-332, Hissa No - 7 Area admeasuring H.R. 0-20-5.+ P.K. 0-01-0 Total H.R. 0-21-5 Assessment Rs.-1/-Paise- 69/- 3) Land bearing Old Survey. No-300, Hissa No - 8 New Survey. No-332, Hissa No - 8 Area admeasuring H.R. 0-18-2.+ P.K. 0-01-0 Total H.R. 0-19-2 Assessment Rs. -4/- Paise-50/- 4) Land bearing Old Survey. No-301, Hissa No - 1 New Survey. No-333, Hissa No - 1 Area admeasuring H.R. 0-37-1 .+ P.K. 0-03-3 Total H.R. 0-40-4 Assessment Rs.-2/- Paise-84/-,5) Land bearing Old Survey. No-301, Hissa No - 2 New Survey. No - 333, Hissa No - 2 Area admeasuring H.R. 0-30-4 .+ P.K. 0-03-0 Total H.R. 0-33-4 Assessment Rs.-2/-Paise- 31/- 6) Land bearing Old Survey. No-300, Hissa No - 4pt New Survey. No-332, Hissa No - 4 Area admeasuring H.R. 0-37-4.+ P.K. 0-04-3 Total



H.R. 0-41-7 Assessment Rs.-3/-,Paise- 31/- 7) Land bearing Old Survey. No-300, Hissa No – I New Survey. No-332, Hissa No –I Area admeasuring H.R. 0-17-5 + P.K. 0-01-0 Total H.R. 0-18-5 Assessment Rs.-1/-,Paise- 44/- 8) Land bearing Survey No - 336 , Hissa No – 3F, area Admeasuring H. R. 00-36-10 + P.K. 0-02-50 , 9) Land bearing Old Survey No – 300. Hissa No -2 Survey No – 332. Hissa No -2 Area admeasuring H.R. 0 -22- 8 + P.K.0-01-00, Assessment Rs- 01/- ,Paise - 19/- 10) Land bearing Old Survey No – 300. Hissa No -6pt Survey No – 332. Hissa No -6A Area admeasuring H.R. 0 -05- 90 + P.K.0-05-10, Assessment Rs- 00/- ,Paise - 45/- 11) Land bearing Old Survey No – 564. Hissa No -pt Survey No – 335. Hissa No -2 Area admeasuring H.R. 0 -45- 5 + P.K.0-00-00, Assessment Rs- 03/- ,Paise - 80/- 12) Land bearing Old Survey No – 303. Hissa No -2 pt Survey No – 336. Hissa No -2 Area admeasuring H.R. 0 -83- 90 + P.K.0- 03-90, Assessment Rs- 07/- ,Paise - 47/- All Lands lying, being and situate in Village – Juchandra ,Taluka - Vasai, District- Palghar.within the limits of Sub- Registrars office at Vasai-1,2,3,4,5,6 with the help of Books of records available for search and Documents submitted to me in respect of abovementioned property (hereinafter referred to as (“THE SAID PROPERTY”).

I have investigated the Title of the said Property on the Request of M/S Navkar Estate And Homes Pvt. Ltd. And M/S Navkar Township Pvt. Ltd. And M/S Navka Homes Township I. I. P - And Mr. Hemprakash Vishnu Mhatre

And Following Documents i.e. -

- 1) 7/12 Extracts of the said properties issued by the government site of online Digital Satbara of Dated - 02/09/2021 and Mutation entries as mention in flow of the property
- 2) Search report for 30 years for 1992 To 2021

On the perusal of the above mention Documents And I am of the opinion that the Title M/S Navkar Estate And Homes Pvt. Ltd. And M/S Navkar Township Pvt. Ltd. And M/S Navka Homes Township I. I. P (as owners) And (M/S Navka Homes Township I. I. P as developers for Land S. NO . Survey No – 332. Hissa No -2) is Clear , Marketable without encumbrances.

Owners of the Lands



- 1) M/S Navkar Estate And Homes Pvt. Ltd. - Survey No-332, Hissa No- 3
- 2) M/S Navkar Estate And Homes Pvt. Ltd. - Survey. No-332, Hissa No - 7
- 3) M/S Navkar Estate And Homes Pvt. Ltd. - Survey. No-332, Hissa No - 8
- 4) M/S Navkar Estate And Homes Pvt. Ltd. - Survey. No-333, Hissa No - 1
- 5) M/S Navkar Estate And Homes Pvt. Ltd. - Survey. No - 333, Hissa No - 2
- 6) M/S Navkar Estate And Homes Pvt. Ltd. - New Survey. No-332, Hissa No - 4
- 7) M/S Navkar Estate And Homes Pvt. Ltd. - Survey. No-332, Hissa No -1
- 8) M/S Navkar Township Pvt. Ltd. - Survey No - 336 , Hissa No - 3F,
- 9) Mr Hemprakash Vishnu Mhatre And Others - Survey No - 332. Hissa No -2
- 10) M/S Navkar Estate And Homes Pvt. Ltd. - Survey No - 332. Hissa No -6A
- 11) M/S Navka Homes Township I. L. P - Survey No - 335. Hissa No -2
- 12) M/S Navkar Township Pvt. Ltd. - Survey No - 336. Hissa No -2 .

There is a suit pending /Lis pendency in respect of Survey No - 336. Hissa No -2 , 3F

The Report reflecting the flow of the Title of the Owners on the said Lands is enclosed herewith as annexure

Encl - Annexure

Date - 20/01/2022


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201