



FORMAT - A
(CIRCULAR NO. 28/2021)

Date - 08.06.2023

FLOW OF THE TITLE OF THE LAND

Sr. No.

1. 7/12 EXTRACTS

Non-Agricultural lands situated at Village Sutharpada, Taluka Talasari, District - Palghar bearing Bhumapan Kramank and Upvibhag 1. NA Survey No. 39/1/B Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 2. NA Survey No. 39/1/K Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 3. NA Survey No. 39/1/D Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 4. NA Survey No. 38/11/A Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/-; 5. NA Survey No. 38/5/K Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/- and 6. NA Survey No. 39/1/G Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/- total area admeasuring 39.90.00 Arre Sq. Mtrs., belonging to Mr. Ajit Dwarkanath Mohite.

2. Mutation Entry Nos. 1788, 1, 22 and 185

3. SEARCH REPORT

Search Report for 30 Years from the years 1993 to 2023 taken from the Office of Sub - Registrar Office at Talasari & Dahanu.

4. Any other Title : Not Applicable

5. Litigation : NIL

Date: - 08/06/2023

Adv. Rahul Rajendra Bothra

ADV. RAHUL R. BOTHRA
Roll No. 5278/2020 (BLS/LL.B.)



FORMAT - A
(CIRCULAR NO. 28/2021)

Date - 08.06.2023

FLOW OF THE TITLE OF THE LAND

To,

Maha Rera

Sub: - Title clearance certificate with respect to the Non - Agricultural lands bearing Bhumapan Kramank and Upvibhag 1. NA Survey No. 39/1/B Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 2. NA Survey No. 39/1/K Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 3. NA Survey No. 39/1/D Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 4. NA Survey No. 38/11/A Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/-; 5. NA Survey No. 38/5/K Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/- and 6. NA Survey No. 39/1/G Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/- situated at Village Sutharpada, Taluka Talasari, District - Palghar, total area admeasuring 39.90.00 Arre Sq. Mtrs., hereinafter referred to as "**the said lands**".

I have investigated the title of the said lands on the request of Mr. Ronak Rajendra Mutha Proprietor of Osian Developers having his registered office address at Flat No. 1, Ground Floor, Vastu

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Apartment, Malyan, Irani Road, Taluka Dahanu, District Palghar, Pin - 401602 and also documents mentioned below:-

1. Description of the said lands as mentioned above.
2. Order of the Additional Collector Thane office at Jawhar being NA order dated 17.10.2001 bearing No. Kra.Revenue/Kaksh-1/T-2/NAP/SR-81/2000.
3. Development Agreement dated 01st June, 2023 bearing Serial No. 147/2023 executed between Mr. Ajit Dwarkanath Mohite (**Land Owner**) and Mr. Ronak Rajendra Mutha Proprietor of Osian Developers (**Developer**), registered on 01/06/2023 in the Office of Sub-Registrar Talasari.
4. Power of Attorney dated 01st June, 2023 registered with the office of Sub - Registrar of Assurances Talasari bearing serial No. 148/2023 on the same day i.e. on 1st June 2023.
5. 7/12 extracts and 8A issued by the Talathi Sutharpada.
6. Mutation Entry Nos. 1788, 1, 22 and 185 of Village Talasari & Village Sutharpada.
7. Search Report for 30 years from the years 1993 to 2023.

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On perusal of the above mentioned documents and all other relevant document related to the title of the said lands, I am of the opinion that the title of Mr. Ajit Dwarkanath Mohite is clear, marketable and without any encumbrances.

Owner of the said lands -

Mr. Ajit Dwarkanath Mohite of the said lands bearing 1. NA Survey No. 39/1/B Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 2. NA Survey No. 39/1/K Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 3. NA Survey No. 39/1/D Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 4. NA Survey No. 38/11/A Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/-; 5. NA Survey No. 38/5/K Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/- and 6. NA Survey No. 39/1/G Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/- total area admeasuring 39.90.00 Arre Sq. Mtrs.

The report reflecting the flow of title of Mr. Ajit Dwarkanath Mohite of the said lands is enclosed herewith as Annexure.

Adv. Rahul Rajendra Bothra


ADV. RAHUL R. BOTHRA
Roll No. 5278/2010 (BLS/LL.B.)
Encl: As above