

Mob. No.9322585525

8793360797

**AWANEESH KUMAR TIWARI**  
**Advocate High Court**  
**B.A. LLB**

Branch: Shop No 21, Jay Vijay Green, Link Road, Nallasopara (E), Tal-Vasai, Dist-Palghar

DATE- 11/12/2023

FORMAT

(Circular No. 28/2021)

To,

The Maha Rera.

**LEGAL TITLE REPORT**

**Sub: Title clearance certificate with respect to land bearing survey no SURVEY NO 97/7/8, HISSA NO 1 & 2 situated at village Achole taluka Vasai /District palghar (hereinafter referred as the "said plot").**

I have investigated the title of the said plot on the request of M/s Seema Vidhi Realtors and following documents i.e' :-

- 1) Description of the property:- land bearing SURVEY NO 97/7/8, HISSA NO 1 & 2 admeasuring H.R.0-10-00
- 2) The documents of allotment of plot.
- 3) Digital 7/12 Extract of the said land dated 13/11/2023
- 4) Search report for 30 years from 1993 to 2023

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1/10/2023  
12:23

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 M/s Seema Vidhi Realtors is clear, marketable and without any encumbrances.

**Owners of the land:- Saheli Milan Co Operative Housing Society Limited**

Description of Land as Under: -

Village	Bhumapan Kramank/Upvibhag	Area	Assessment Rs
Achole	SURVEY NO 97/7/8, HISSA NO 1 & 2	0-10-00 H.R.	Rs 100/-

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

  
**AWANEESH KUMAR TIWARI**  
Shop No. 21, Jay - Vijay Nagar,  
Vasai-Nallasopara Link Road,  
Vasant Nagar, Vasai (East)

FLOW OF THE TITLE OF THE SAID LAND

- 1) Digital 7/12 Extract of the said land dated 13/11/2023
- 2) Mutation Entry No.697,2589,5049,5911, 5998 and 5940
- 3) Search report for 30 years from Taken from Sub-Registrar' office of the said land

1993 TORN

1994 TORN

1995 TORN

1996 TORN

1997 TORN

1998 TORN

1999 TORN

2000 TORN

2001 TORN

2002 NIL

2003 NIL

2004 NIL

2005 NIL

2006 NIL

2007 NIL

2008 NIL

2009 NIL

2010 NIL

2011 NIL

2012 NIL

2013 NIL

2014 NIL

2015 NIL

2016 NIL

2017 By the Virtue of Registered Conveyance Deed Dated -06/04/2017 Reg.

No 2516/2017 Registered at Vasai - 2 Mr Ful Mohammed Kazi Sold the aforesaid Land To Saheli Milan Co- op. Hsg. Soc. Ltd. same was incorporated in the revenue records Mutation Entry No - 5940.

2018 By the Virtue of Registered Development Agreement Dated -15/03/2018

Reg. No-- 2544/2018 Reg. At Sub - Registrar Office at Vasai - 2 Saheli Milan Co- op. Hsg. Soc. Ltd. Gave the aforesaid land For Development Purpose To MIS Seema Vidhi Realtors

2019 NIL

2020 NIL

2021 NIL

2022 NIL

2023 INDEX II NOT READY

4) Any other relevant title:- NIL

5) Litigation if any :- NIL

  
**AVANEESH KUMAR TIWARI**  
Shop No. 21, Jay - Vijay Nagar  
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Vasant Nagar, Vasai (East)