

Mr. Dilip K. Gandhi
B.Com. (Hons.) LL.B.

Advocate & Tax Consultant

Office : 3, Satchidanand CHS. Ltd., Tilak Road,
Opp. HDFC Bank, Dombivli (E), Dist. Thane.
Pin - 421201. Mob.: 9892176055
Resl.: Rudra, Plot No. RL - 73, Road No. 16,
Miliap Nagar, MIDC, Dombivli (E). Mob. : 7738390957.

Ref:

Date:

FORMAT - A
(Circular No. 28 /2021)

To
MahaRERA
Mumbai / Thane

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to plot of land bearing Survey No. 18
Hissa No. 4 admeasuring 1820 sq.mtrs. situated at Mouje Bhal, Tal.
Ambarnath Dist. Thane, within the limits of Kalyan Dombivli Municipal
Corporation (hereinafter referred as the Said plot)

I have investigated the title of the said plot on the request of M/s. Mali Infra a
Partnership Firm through its Partner Shri. Jethalal Genaji Mali & Smt. Nanda
Ganesh Mali and following documents:-

1) Description of the Property: Survey No. 18 Hissa No. 4, admeasuring 1820
sq.mtrs. situated at Mouje Bhal, Tal. Ambarnath. Dist. Thane.

2) Documents of Allotments:
Registered Develop Agreement dated 24/07/2023 between Ladku Rajaram Mhatre &
8 others (as owners) for above mentioned landed property with M/s. Mali Infra (as
Developers.) and the same is Registered at Sub Registrar Ulhasnagar -2 under No.
10220/2023 dated 24/07/2023 and also power of attorney dated 24/07/2023 under
No. 10221/2023 dated 24/07/2023.

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3) 7/12 extracts issued by Talathi Saja Dwarli Tal- Ambarnath Dist-Thane , in the name of Ladku Rajaram Mhatre & 8 others.

4) Village form No. 6 (Mutation entry pherfar.) No. 589, 1264 and 1293. in the name of owners Ladku Rajaram Mhatre & 8 others

5) Non Conversion (Non Agricultural) Tax order issued by Tahasildar and Executive Magistrate Office , Ambarnath vide No. Mahasul/K-1/T-3/land bab /Kavi-22/23 dated 17/05/2023 .

6) Kalyan Dombivali Municipal Corporation Building Construction Permission No. KDMC/TDP/BP/ 27 village /2023-24/18 dt.01/12/2023 for land admeasuring 1820 Sq.mtrs. for construction permission admeasuring 3542.93 sq.mtrs.

7) **Search Report** : For the years from 1993 till 2022 taken by me dated 11/07/2022, and further for the year July 2022 till date ,there are No entries found affecting the title.

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. Mali Infra in respect of above property is clear, marketable and without any encumbrance and they are development rights over the above mentioned landed property.

Owens of the land

1) Ladku Rajaram Mhatre., Shakun Vaman Mhatre, Nitin Vaman Mhatre , Naresh Vaman Mhatre, Vicky Vaman Mhatre , Datta Balaram Mhatre , Kavita Ravindra Mhatre , Ganesh Eknath Pawshe, and Sachin Eknath Pawshe , situated at Bhal Tal. Ambarnath Dist. Thane (Owners).

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The report reflecting the flow of the title of the *M/s. Mall Infra* on the said Plot of land is enclosed herewith as annexure.

Date: 11/12/2023

Place: Dombivli


DILIP KESHAV GANDHI
ADVOCATE

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Dombivli (E) R. No. 1425/73



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- 1) Search Report for the years from 1993 taken by me at Sub Registrar Office, Ulhasnagar.
- 2) Development Agreement dated 08/03/2023 having its Registration No. 3508 dated 27/03/2023.
- 3) Development Agreement dated 24/07/2023 having its Registration No. 10220/2023 & also Power of Attorney dated 24/07/2023 having Registration No. 10221/2023.
- 4) 7/12 Extract dated 20/06/2023 issued by Talathi Dwarli.
- 5) Concerned mutation entries issued by revenue authorities.
- 6) Non Agricultural (Conversion) order issued by Talhasildar, Ambarnath.

Date : 11/12/2023

Place : Dombivli

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Dombivli (E) R. No 1625/79