



Ganesh K. Kabukar
ADVOCATE HIGH COURT B.A.L.L.B.

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Resi. : At Vadunavghar, Post-Dunge, Tal. Bhiwandi, Dist. Thane - 421 302. Mob. : 9850653355

Format - A
(Circular No. - 28/2021)

To,
Maha RERA
Bandra

LEGAL TITLE REPORT

Sub :- Title Clearance Certificate with respect of the property bearing 1) Survey No. 101/6/E, 2) Survey No. 109/2/B/3/A/4/A, 3) Survey No. 114/4/2A, 4) Survey No. 114/4/A, 5) Survey No. 107/13/B, 6) Survey No. 107/18, 7) Survey No. 107/13/C, 8) Survey No. 107/12/A, 9) Survey No. 107/9/A, 10) Survey No. 107/6, 11) Survey No. 107/4/B, 12) Survey No. 107/3/B, lying and situate at revenue village Bapgaon, Taluka Bhiwandi, Dist. Thane hereinafter referred as the Said Land)

I have investigated the title of the said land on the request of **Shree Samruddhi Corporation** and following documents i.e. :-

DESCRIPTION OF PROPERTY :-

SR. NO.	SURVEY NO.	AREA		TOTAL	ASSESSMENT
			Kharaba		
1	101/6/E	0-03-00	0-00-00	0-03-00	0.06
2	109/2/B/3/A/4/A	0-09-20	0-01-00	0-10-20	1.81
3	114/4/2A	0-07-00	0-00-00	0-07-00	0.12
4	114/4/A	0-35-00	0-00-00	0-00-00	0.59
5	107/13/B	0-11-50	0-00-20	0-11-70	0.32
6	107/18	0-02-00	0-00-20	0-02-20	0.50
7	107/13/C	0-06-40	0-00-20	0-06-60	1.19
8	107/12/A	0-06-10	0-00-20	0-06-30	0.91
9	107/9/A	0-04-80	0-00-00	0-04-80	0.91
10	107/6	0-08-40	0-00-50	0-08-90	1.57
11	107/4/B	0-07-60	0-00-50	0-08-10	1.37
12	107/3/B	0-16-70	0-01-00	0-17-70	3.25

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The Document of allotment of Land:-

- 1) **Sale Deed** registered on dated **11/02/2021** at **Serial No. 1646/2021** at Sub-Registrar Office Bhiwandi- **III**.
- 2) **Sale Deed** registered on dated **27/02/2018** at **Serial No. 1472/2018** at Sub-Registrar Office Bhiwandi- **II**.
- 3) **Sale Deed** on dated **11/02/2021** at **Serial No. 1659/2021** at Sub- Registrar Office Bhiwandi- **III**.
- 4) **Sale Deed** registered on dated **29/05/2019** at **Serial No. 4327/2019** at Sub-Registrar Office Bhiwandi- **II**.
- 5) **Sale Deed** registered on dated **08/02/2018** at **Serial No. 962/2018** at Sub-Registrar Office Bhiwandi- **II**.
- 6) **Exchange Deed** registered on dated **07/05/2019** at **Serial No.3776/2019** at Sub- Registrar Office Bhiwandi- **II**.
- 7) **Development Agreement** registered on dated **18/06/2021** at **Serial No.6859/2021** at Sub- Registrar Office Bhiwandi- **II**.
- 8) **Sale Deed** registered on dated **31/08/2019** at **Serial No. 7035/2019** at Sub-Registrar Office Bhiwandi- **II**.
- 9) **Rectification Deed** registered on dated **11/02/2019** at **Serial No. 1658/2021** Sub- Registrar Office Bhiwandi- **III**.
- 10) **Online 7/12 extract & Mutation Entry No. 917, 923, 980, 981.**
- 11) **Search Report for 30years from 1993 till 07/02/ 2022.**

Handwritten signature



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Owner of the Land :-

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I revealed and opine that **Shree Samruddhi Corporation is the sole owner of the said landed property being Survey No. 1) Survey No. 101/6/E, 2) Survey No. 109/2/B/3/A/4/A, 3) Survey No. 114/4/2A, 4) Survey No. 114/4/A, 5) Survey No. 107/13/B, 6) Survey No. 107/18, 7) Survey No. 107/13/C, 8) Survey No. 107/9/A, 9) Survey No. 107/6, 10) Survey No. 107/3/B** being lying and situate at Village Bapgaon, Tal. Bhiwandi, Dist. Thane and **Shree Samruddhi Corporation** is entitled and have right to develop the said property.

That Shree Samruddhi Corporation is entitled and have right to develop Land bearing Survey No. 107/4/B and 107/12/A by virtue of the Registered Development Agreement have right to vide No. 6859/2021 BVD-II dated 07/05/2021.

The report reflecting the flow of the title of **Shree Samruddhi Corporation** on said property is enclosed herewith as annexure.

Bhiwandi

Date : 07/02/2022

FLOW OF THE TITLE OF THE SAID LAND

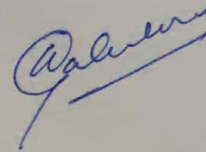
1. 7/12 extract as on date of application for registration is standing in the name of **Shree Samruddhi Corporation.**
2. Mutation Entry No. 917, 923, 980, 981 which shows that **Shree Samruddhi Corporation** alone has remained as the owner of the said property.
3. Search Report for 30 years from 1993 till 07/02/2022 taken from Sub-Registrar Offices, Bhiwandi at Bhiwandi.

4. Other relevant title – Registered Sale Deed vide No. 1646/2021 BVD- III dated 11/02/2021, Registered Sale Deed vide No. 1472/2018 BVD-II dated 27/02/2018, Registered Sale deed vide No. 1659/2011 BVD- III dated 11/02/2021, Registered Development Agreement vide No:6859/2021 BVD-II dated 18/06/2021 BVD– II., Registered Sale Deed vide No. 7035/2019 BVD- II dated 31/08/2019,

Litigation : No Litigation

Bhiwandi

Date : 07/02/2022



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