

KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at:- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple,
Gandhi Chowk Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503

E-mail Id :- kiranbanote12@gmail.com

Ref.

Date – 07/12/2021

FORMAT – A

(Circular No.:-28/2021)

To,
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Survey No. 140 Hissa No. 9/10 Area Admeasuring 0H-48R-0P P.K. 0H-04R-0P Total 0H-52R-0P Asst 0Rs. 91Paise situated at Village CHIKHLOLI, Taluka - Ambernath, Dist- Thane** (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **M/s. Aditya Yash Builders as a owner /promoter/developer** and following documents i.e.:-

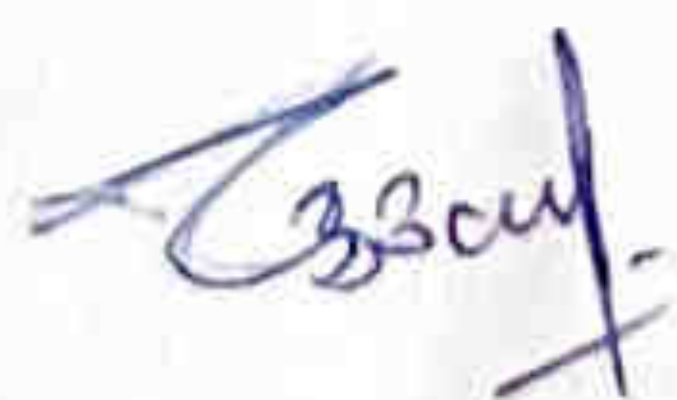
1) Description of the property :-
Survey No. 140 Hissa No. 9/10 Area Admeasuring 0H-48R-0P P.K. 0H-04R-0P Total 0H-52R-0P Asst 0Rs. 91Paise situated at Village CHIKHLOLI, Taluka - Ambernath, Dist- Thane.

2) The documents of allotment of plot.

Deed of Conveyance on dated 27/09/2021, duly registered at the Office of Sub-Registrar Ulhasnagar-2 at Serial No. 13993/2021, by and between Yashwant Janardan Mhatre (As Land Owner) And M/s. Aditya Yash Builders Through Its Partner 1) Prashant Aditya Shukla, 2) Prakash Natha Telange, 3) Yashwant Jagannath Mhatre, 4) Bhavna Kiran Banote, 5) Poonam Vinod Patil, 6) Amruta Mohan Dabhane (As Purchasers) for the said land bearing **Survey No. 140, Hissa No. 9/10, Area Admeasuring 0H-48R-0P, P.K. 0H-04R-0P, Total Area Admeasuring 0H-52R-0P, Asst. 0Rs.- 91Paise**, Situated at Village **CHIKHLOLI, Taluka - Ambernath, Dist.- Thane** and the said land owner has sold and conveyed the said land to the purchasers for and against the valid consideration specifically mentioned in the said deed of conveyance and from the said date M/s. Aditya Yash Builders Through Its Partner 1) Prashant Aditya Shukla, 2) Prakash Natha Telange, 3) Yashwant Jagannath Mhatre, 4) Bhavna Kiran Banote, 5) Poonam Vinod Patil, 6) Amruta Mohan Dabhane.

7/12 extract or property card issued by Talathi Saja Ambernath Tal. Ambernath Dist. Thane in favour of M/s. Aditya Yash Builders Through Its Partner 1) Prashant Aditya Shukla, 2) Prakash Natha Telange, 3) Yashwant Jagannath Mhatre, 4) Bhavna Kiran Banote, 5) Poonam Vinod Patil, 6) Amruta Mohan Dabhane, Mutation Entry No. **92, 148, 169 , 247, 364, 402, 888, 1421, 1537, 1565, 1614, 1627, 1642, 1759, 1759, 1951.**

3) Search report issued by Searcher Shri. Satish A. Farad for 30 years from 1992 to 2021.



2/- Building Construction permission granted by Ambernath Municipal Council under Order bearing No. Javak No. ANP/NRV/B.P/20-21/893/9081/29 dated. 16/12/2020 and the said authority has granted permission for A,B,C,D,I,J Ground + Fourth and E,F,G,H WING- Ground + Residential & Commercial Use for construction of Building upon said land.

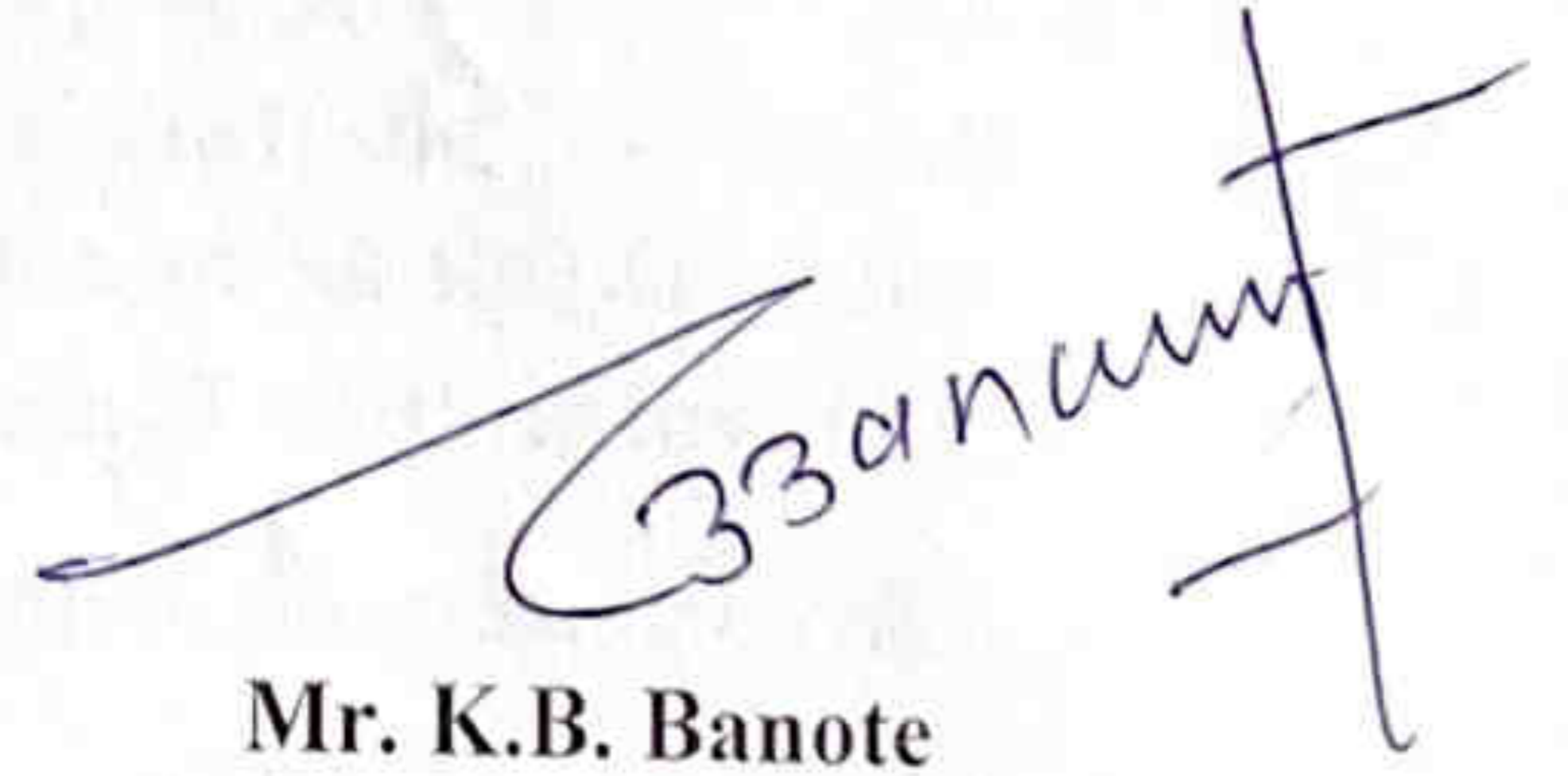
3/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s. Aditya Yash Builders** is clear, marketable and without any encumbrances.

4/- **Owner of the land -**

Description of Land	Owner of the land
Survey No. 140, Hissa No. 9/10	M/s. Aditya Yash Builders Through Its Partner 1) Prashant Aditya Shukla, 2) Prakash Natha Telange, 3) Yashwant Jagannath Mhatre, 4) Bhavna Kiran Banote, 5) Poonam Vinod Patil, 6) Amruta Mohan Dabhane

5/- The report reflecting the flow of the title of the **M/s. Aditya Yash Builders** as a **owner/promoter/developer** on the said land is enclosed herewith as annexure.

Encl : Annexure.
Date: 07/12/2021



Mr. K.B. Banote
(Advocate High Court)

ADV. KIRAN B. BANOTE
(BA.LLB)

Office : Tamrud Apt., 1st Floor,
Near Karnawat Class, Opp. Maruti Temple
Gandhi Chowk, Badlapur. (E) 421503
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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/ 12 extract as on date of application for registration.
- 2) Mutation Entry No. 92, 148, 169 , 247, 364, 402, 888, 1421, 1537, 1565, 1614, 1627, 1642, 1759, 1759, 1951.
- 3) Search report issued by Searcher Shri. Satish A. Farad for 30 years from 1992 to 2021 taken from Sub-Registrar office at Badlapur.
- 4) Any other relevant title - No
- 5) Litigations if any – 1) Pending before Civil Judge Junior Division Ulhasnagar bearing RCS No. 167/2015 but there is no any adverse order passed against Promoter/Builder/Land owner.
2) Pending Additional Konan Divisional Mumbai bearing RTS Revision No. 691/2019 but there is no any adverse order passed against Promoter/Builder/Land owner.

Date: 07/12/2021



Mr. K.B. Banote
(Advocate High Court)

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(B.A.LL.B)

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