

Mr. Sanman N. Pathari

B.Com. LL.B.

**ADVOCATE
HIGH COURT, MUMBAI**

Shop No. 4, Mathura Apt., Near Maruti Mandir, Gandhi Chowk, Kulgaon, Badlapur(East)

SNP-32/2022

Date: 02.02.2022

FORMAT-A
(Circular No. :- 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece and parcel of Non-Agricultural plot of land bearing 1) Survey No. 41, Hissa No. 1 (Part), and Plot No.8, (New Survey No. 41/1/15) area admeasuring 285.95 Sq. Mtrs. and 2) Survey No. 41, Hissa No. 1(Part), and Plot No. 9, (New Survey No. 41/1/16) area admeasuring 301 Sq. Mtrs. total area admeasuring about 586.95 Sq. Mtrs., situated at Village Katrap, Taluka Ambarnath, District Thane, within the area of Kulgaon-Badlapur Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane. (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/s. Marque Empire Real Estate** and following documents i.e.:-

1) ALL THAT PIECE AND PARCEL of plot of land bearing 1) Survey No. 41, Hissa No. 1 (Part), and Plot No.8, (New Survey No. 41/1/15) area admeasuring 285.95 Sq. Mtrs. and 2) Survey No. 41, Hissa No. 1(Part), and Plot No. 9, (New Survey No. 41/1/16) area admeasuring 301 Sq. Mtrs. total area admeasuring about 586.95 Sq. Mtrs., alongwith Ground + upper Three Floors, Society known as **"Shree Tirupati Darshan CHS LTD.,"** situated at Village Kulgaon, Taluka Ambarnath, District Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub- Registration District Ulhasnagar.


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Ref. No. MAH/1168/2012.

2) The Documents of allotment of plot -

a) Development Agreement dated 22.11.2021 registered with the Sub-Registrar of Assurances, Ulhasnagar-2 on 22.11.2021, at Document **Sr. No. UHN2-16815-2021**, executed between **Mr. Ashish Shivaji Dashvantrao and others - Members of Shree Tirupati Darshan Co-operative Housing Ltd., and - Shree Tirupati Darshan Co-operative Housing Ltd., through its authorised Signatories ((1) Chairman - Mr. Bhaskar Vitthal Bhoir, (2) Secretary - Mr. Shekhar Babulal Koli, and (3) Treasurer - Mrs. Mangala Jagdish Karve, as a Vendor/s and M/s. Marque Empire Real Estate, through its Proprietor - Mr. Bhushan Nandkishor Patkar as a Developers.**

c) Power of Attorney dated 22.11.2021 registered with the Sub-Registrar of Assurances, Ulhasnagar-2 on 22.11.2021, at Document **Sr. No. UHN2-16816-2021**, executed between **Mr. Ashish Shivaji Dashvantrao and others - Members of Shree Tirupati Darshan Co-operative Housing Ltd., and - Shree Tirupati Darshan Co-operative Housing Ltd., through its authorised Signatories ((1) Chairman - Mr. Bhaskar Vitthal Bhoir, (2) Secretary - Mr. Shekhar Babulal Koli, and (3) Treasurer - Mrs. Mangala Jagdish Karve, as a Vendor/s and M/s. Marque Empire Real Estate, through its Proprietor - Mr. Bhushan Nandkishor Patkar as a Developers.**

3) 7/12 extract or property card issued by Talathi Saja Shirgaon, dated 15/09/2021, and Mutation Entry No. 2164 & 2165.

4) Search report for 30 years from 1992 to 2021.

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. Marque Empire Real Estate**, through its Proprietor - Mr. Bhushan Nandkishor Patkar, is clear, marketable and without any encumbrances.


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Roll No. MAH/1168/2012.

Owners of the land -

Shree Tirupati Darshan Co-operative Housing Ltd.

(1) ALL THAT PIECE AND PARCEL of plot of land bearing 1) Survey No. 41, Hissa No. 1 (Part), and Plot No.8, (New Survey No. 41/1/15) area admeasuring 285.95 Sq. Mtrs. and 2) Survey No. 41, Hissa No. 1(Part), and Plot No. 9, (New Survey No. 41/1/16) area admeasuring 301 Sq. Mtrs. total area admeasuring about 586.95 Sq. Mtrs., alongwith Ground + upper Three Floors, Society known as **"Shree Tirupati Darshan CHS LTD.,"** situated at Village Kulgaon, Taluka Ambernath, District Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub- Registration District Ulhasnagar.

3/- The report reflecting the flow of the title of the **M/s. Marque Empire Real Estate**, through its Proprietor - Mr. Bhushan Nandkishor Patkar, on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 02/02/2022


Adv. S. N. Pathari.

High Court, Mumbai.

Mr. Sanman N. Pathari
B.Com., L.L.B.
ADVOCATE, HIGH COURT, MUMBAI.
Ret. No. MAH/1165/2012.