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ADVOCATE OF HIGH COURT

Office Add.- JN-1/35/A-5, Behind Shabri Hotel, Sector-9, Vashi, Navi Mumbai-400703

FORMAT- A

(Circular No. :-28/2021)

To

MahaRERA

Housefin Bhavan Plot No. C – 21

Bandra Kurla Complex Bandra (East)

Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. **CTS/C.S. 3013/1/3/1, 3013/1/3/2, 3013/1/3/3, 3013/1/3/4** situated at **Varose, Taluka-Khalapur, Dis.-Raigad** (hereinafter referred as the “said plot”).

1) I have investigated the title of the said plot on the request of **Wellwisher Infra LLP** and following documents i.e. :-

2) Description of the property- **CTS No. 3013/1/3/1, 3013/1/3/2, 3013/1/3/3, 3013/1/3/4** situated at **Varose, Taluka-Khalapur, and Dist.-Raigad. Total Admeasurement area of 43789 sq. mtr.**

3) On 17.12.2021, Wellwisher Properties sold and conveyed the land bearing CTS no. 3013/1/3 admeasuring 15038 sq. mtr. M/s. Wellwisher Infra LLP vide a Deed of Conveyance, duly registered with Sub-Registered Khalapur vide Serial No.6005/2021.



4) Property card issued by Deputy Superintendent Land Records Khalapur

Dated 16.02.2022 mutation entry no.2052

5) On 02.09.2020, C. Bhansali Developers Private Limited sold and conveyed the land bearing CTS no. 3013/1/2 admeasuring 28751 sq. mtr. M/s. Wellwisher Infra LLP vide a Deed of Conveyance, duly registered with Sub- Registered Khalapur vide Serial No.2253/2020.

6) Property card issued by Deputy Superintendent Land Records Khalapur

Dated 16.02.2022 mutation entry no.1917

7) Search report for 30 years from 1995 till 2025

8) 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 **Wellwisher Infra LLP** is clear, marketable and without any encumbrances.

Owners of the land

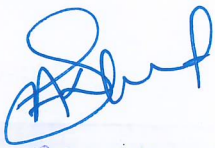
Wellwisher Infra LLP CTS/C.S. No. 3013/1/3

9) The report reflecting the flow of the title of the **Wellwisher Infra LLP** on the said land is enclosed herewith as annexure.

Encl: Annexure.

1) Search Report

Date: 13.09.2025


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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) P.R. Cards as on date of application for registration.
- 2) Mutation Entry No. 2052
- 3) Mutation Entry No. 1917
- 4) Search report for 30 years from 1995 to 2025. Taken from Sub-Registrar' office at Karjat and Khalapur.
- 5) Any other relevant title -No
- 6) Litigations if any - No

Date: 13.09.2025


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