

ADV. R.S. MISHRA

B.A. LL.B.

103, TARA MANEK C.H.S. LTD., NEAR THANE DISTRICT COURT, JAMBHLI NAKA, THANE (W) - 1

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ADV. ADITYA R. MISHRA

B.COM., LL.M.

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

To,
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub. : Title Clearance certificate with respect to Tikka No. 7 CTS NO. 41/C-2 situated at Thane District (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/S. HOLY SQUARE REALTY and following documents i.e.:-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) Property card issued by CTS Office dated 04/03/2021, mutation entry no. 2094 Dt.24/01/2017.
- 4) Search report for 30 years from 1987 till 2016.

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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet)

Owners of the Said Land

- 1) Smt. Hanifa Sharif Nakhuda(deceased) (mutation no.2094 dt.24/01/2017, thane)
- 2) Mr. Azim Sharif Nakhuda
- 3) Mrs. Nazma JanMohammed Mukadam
- 4) Mrs. Raziya Tahsin Mukadam
- 5) Mrs. Mahajbeen Irafan Rumane
- 6) Qualifying comments /remarks if any - NA

3/- The report reflecting the flow of the title of the (owner & developer) on the said land is enclosed herewith as annexure.

Encl.: Annexure.

Date: 19th March, 2021.



Adv. R.S Mishra

R. S. Mishra

Advocate

Mob.: 9869010158
8108487028

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 2094 dt.24/01/2017, thane
- 3) Search Report for 30 years from 1987 till 2016 Taken from Sub-Registrar office at Thane
- 4) Any other relevant title.
- 5) Litigations if any.- That one Mr. Rajendra Dasharath Yadav has filed one suit being special civil suit no.689/18 against M/s. Holy Square Realty and the Thane Municipal Corporation for Declaration and injunction in respect of one shop gala in Nakhuda Apartment, in the said matter the application at Ex5 is dismissed by the honorable TMC court thane. At this stage the matter is fixed for framing of issues.

That one Mr. Vijay Pratap Jaiswar has filed the suit being RCS no. 103/2019 against M/S. Holy Square Realty, TMC and Rajendra Yadav in respect of same shop gala for Declaration and injunction. The said suit is pending for hearing of Ex5 before the honorable TMC court, thane. He has preferred the MCA no.8/2021 against the order below EX 5 and the same is pending before the Court of Hon'ble District Judge - 10 Shri S.P Gondhalekar Saheb.

Date: 19th March, 2021.



A handwritten signature in blue ink, appearing to be "R.S. Mishra".

Adv. R.S Mishra

R. S. Mishra

Advocate

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