

GANESH MAHESH MORE B.A. L.L.B

Advocate, High Court.

Off: 101/102,
Sharnam residency,
Edulji Road, opp. BalGanpati
Temple, Charai,
Thane (W) -400601.

Date:- 23.06.2022

To,

MahaRERA

6th & 7th floor, Housefin Bhavan,

Plot no. C-21, E-Block,

Bandra Kurla Complex,

Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to 1) Survey No. 113, Hissa No. 1 admeasuring 1540 Square Meters (First Property), 2) Survey No. 113, Hissa No. 3 admeasuring 200 Square Meters (Second Property) and 3) Survey No. 113, Hissa No. 5 admeasuring 120 Square Meters (Third Property) situated at Village Vadavali, Taluka and District Thane and within the jurisdiction of Registration Sub-District Thane, within the limits of Thane Municipal Corporation, Maharashtra State (the First Property, Second Property and the Third Property are hereinafter collectively referred to as "**Said Property**").

1/- I have investigated the title of property more particularly described in the Annexure which is owned by M/s. Anant Square (Owner) on the request of Owner by perusing the following documents i.e. :

- Current 7/12 Extracts
- Relevant Mutation Entries

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Search Report dated 1992 to 2022 (14/02/2022) for last 30 years

2/- On the 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 Owners are clear marketable and without any encumbrances.

Name of the Owner : M/s. Anant Square
Address : 201, Manas Residency, Vir Savarkar
Marg, Naupada, Thane.

Details of Land: 1) Survey No. 113, Hissa No. 1 admeasuring 1540 Square Meters (First Property), 2) Survey No. 113, Hissa No. 3 admeasuring 200 Square Meters (Second Property) and 3) Survey No. 113, Hissa No. 5 admeasuring 120 Square Meters (Third Property) situated at Village Vadavali, Taluka and District Thane and within the jurisdiction of Registration Sub-District Thane, within the limits of Thane Municipal Corporation, Maharashtra State.

The Report reflecting the flow of the title of owner and rights of promoter on the said property enclosed herewith an Annexure



Advocate Ganesh Mahesh More

Encl: Annexure:- Title flow of the Said Property

ANNEXURE

1. DESCRIPTION OF THE PROPERTY:

All that pieces and parcels of land bearing 1) Survey No. 113, Hissa No. 1 admeasuring 1540 Square Meters (First Property), 2) Survey No. 113, Hissa No. 3 admeasuring 200 Square Meters (Second Property) and 3) Survey No. 113, Hissa No. 5 admeasuring 120 Square Meters (Third Property) situated at Village Vadavali, Taluka and District Thane and within the jurisdiction of Registration Sub-District Thane, within the limits of Thane Municipal Corporation, Maharashtra State (the First Property, Second Property and the Third Property are hereinafter collectively referred to as "**Said Property**").

2. LIST OF DOCUMENTS PERUSED:

- a. Current 7/12 extracts.
- b. All relevant Mutation entries.
- c. Search Report.
- d. ULC Order.
- e. Developers Title Deeds.

3. OBSERVATIONS :

3.1 In respect of 7/12 extracts

It appears from perusal of old 7/12 extract, the Said Property was originally owned by Mr. Ramji Gopal Patil and as per the recent

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7/12 extract dated July 27, 2018 that, the Said Property is owned by Owners herein.

In respect of 6 D Mutation Entries:

- 3.1.1** It appears from the **mutation entry no. 128 dated 20/07/1931** that, Rama Govind conveyed and transferred the First Property in faovur of Tulsha Gopal Ravji Patil (for himself and natural guardian of Arjun, Ramji, and Padman) by executing Sale deed dated 11/06/1931
- 3.1.2** It appears from the **mutation entry no. 21 dated 11/10/1977** that, this mutation entry is not relevant to the Said Property.
- 3.1.3** It appears from the **mutation entry no. 23 dated 11/10/1977** that, Mr. Arjun Gopal Patil demised on 12/05/1976 leaving behind 3 sons viz. 1) Mr. Ramchandra Arjun Patil, 2) Mr. Jaywant Arjun Patil, 3) Mr. Pandharinath Arjun Patil and 2 married daughters viz. 1) Mrs. Laxmibai Bhoir and 2) Mrs. Barkubai Arjun Patil as his only legal heirs.
- 3.1.4** It appears from the **mutation entry no. 129 dated 01/11/1983** that, Mr. Ramji Gopal Patil and their family members have partitioned their joint family properties in themselves accordingly the Said Property and several other properties apportioned to the share of Mr. Ramji Gopal Patil.
- 3.1.5** It appears from the **mutation entry no. 279 dated 12/07/1951** that, the Said Property was declared as Tukda (Fragment) in accordance with the provisions of Prevention of Fragmentation and Consolidation of Holdings Act, 1947.

3.1.6 It appears from the **mutation entry no. 380 dated 20/05/1996** **that**, this mutation entry is not relevant to the Said Property.

3.1.7 It appears from the **mutation entry no. 461 dated 04/06/2001** that, Upper Collector and Competent Authority of Thane Urban Agglomeration, passed an order u/s. 8 (4) of Urban Land Ceiling Act, bearing no. Mahasul/Kaksh-1/Te.3/vashi/4102 dated 04/06/2000 accordingly Said Property has been declared as Excess Land and such remark has been recorded in other rights column of 7/12 extract of the Said Property.

3.1.8 It appears from the **mutation entry no. 915 dated 04/06/2001** that, as per the order of Talasildar, Thane bearing no. Mahasul/Kaksh-1/table-3/SR 605/2009/hakkanond/kavi-3778 dated 27/05/2009 and as per the letter of Upper Collector and Competent Authority of Thane Urban Agglomeration, ULC/TA/ATP/Kalam20-21 dated 25/03/2009, the scheme u/s. 20-21 of Urban Land Ceiling Act, was sanctioned for the Said Property.

3.1.9 It appears from the **mutation entry no. 1167 dated 08/01/2011 that**, this mutation entry is not relevant to the Said Property.

3.1.10 It appears from the **mutation entry no. 1493 dated 29/01/1969** that Mr. Ramji Gopal Patil demised on 25/5/2013 leaving behind son Mr. Navnath Ramji Patil and 2 married daughters viz. 1) Mrs. Shakuntala Gopinath Keni and 2) Mrs. Dhanubai Gajanan Raut (demised) as his only legal heirs

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Mrs. Dhanubai Gajanan Raut demised on 05/06/2000 leaving behind 2 sons viz. 1) Mr. Parshuram Gajanan Raut and 2) Mr. Motiram Gajanan Raut and 2 married daughters viz. 1) Mrs. Ranjana Rajesh Patil and 2) Mrs. Jayashree Narayan Patil as his only legal heirs.

3.1.11 It appears from the mutation entry no. 1830 that, as per Petition bearing No. 10204/2015 dated December 08, 2015 filed in Hon'ble High Court Mumbai and as per the instruction issued by Hon'ble Jambandi Ayukta dated December 03, 2015, the said mutation entry pertains to facilitate computerization of land records and to remove inconsistency in the hand written record and computerized record.

4. IN RESPECT OF SEARCH REPORT.

Search Report issued by Mr. Vishal Gaikwad, Searcher, in the office of The Sub-Registrar of Assurances at Thane 1, 2, 5 and 9 for the period of year 1992 to 2022 (14/02/2022) was placed before me.

- i. No transactions are recorded in the year 1992-1994, 1996-2011, 2013-2020 & 2022.
- ii. Relevant transactions are recorded in 1995, 2012, 2021.

5. IN RESPECT OF TITLE DEEDS:

I) Developers Title Deeds:

a) Development Agreement:

Mr. Ramji Gopal Patil granted development rights of the Said Property and several other properties in favour of M/s. Alpha Omega Home Funds Pvt. Ltd. by executing Development Agreement dated 01/06/1995, which is duly registered with the Sub-Registrar of Assurances, Thane at serial number TNN-1/4824/1995 and also executed power of attorney on even date.

b) Confirmation Deed:

Mr. Ramji Gopal Patil and others confirmed the development rights of M/s. Alpha Omega Home Funds Pvt. Ltd. by executing Deed of Confirmation dated 04/07/2012 which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/5797/2012 and also executed power of attorney on even date.

c) Agreement for Sale

Smt. Shakuntala Gopinath Keni in confirmation with Mr. Rakesh Borhade agreed to sell and transfer her undivided share, right title and interest from and out of Said Property in favour of M/s. Anant Square by executing Agreement for Sale dated 23/07/2021 which is duly registered with the Sub-Registrar of Assurances, Thane at serial No. TNN-5/10269/2021.

d) General Power of Attorney

Smt. Shakuntala Gopinath Keni executed General Power of Attorney in favour of M/s Anant Square on 23/07/2021 which is duly registered with the Sub-Registrar of Assurance, Thane at Serial No. TNN-5/10271/2021.

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e) Confirmation Deed

Mr. Devanand Gopinath Keni & Mr. Vinod Devanant Keni executed Confirmation Deed in favour of M/s Anant Square on 23/07/2021 which is duly registered with the Sub-Registrar of Assurance, Thane at Serial No. TNN-5/10273/2021.

f) General Power of Attorney

Mr. Devanand Gopinath Keni & Mr. Vinod Devanant Keni executed General Power of Attorney to M/s Anant Square on 23/07/2021 which is duly registered with the Sub-Registrar of Assurance, Thane at Serial No. TNN-5/10275/2021.

g) Agreement for Sale

Mr. Navnath Ramji Patil and others in confirmation with Mr. Rakesh Borhade agreed to sell and transfer their undivided share, right title and interest from and out of Said Property in favour of M/s. Anant Square by executing Agreement for Sale dated 02/08/2021 which is duly registered with the Sub-Registrar of Assurances, Thane at serial No. TNN-2/14899/2021.

h) General Power of Attorney

Mr. Navnath Ramji Patil and Others executed General Power of Attorney in favour of M/s. Anant Square on 02/08/2021 which is duly registered with the Sub-Registrar of Assurance, Thane at Serial No. TNN-2/14903/2021.

i) Deed of Conveyance: Mr. Navnath Ramji Patil and others in confirmation with Sandip Navnath Patil and others have conveyed

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and transferred the Said Property in favour of M/s. Anant Square (Owners herein) by executing Deed of Conveyance dated 23rd February 2022 which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-2/4035/2022.

6. IN RESPECT OF VARIOUS PERMISSIONS AND SANCTIONS:

I) ULC order u/s. 8 (4):

The Upper Collector and Competent Authority of Thane Urban Agglomeration, passed an order u/s. 8 (4) of Urban Land Ceiling Act, bearing no. ULC/Kasarvadavali/SR.82 dated 19/07/1995 accordingly portion admeasuring 1540 square meters declared excess land.

II) ULC order u/s. 33:

The Upper Collector and Competent Authority of Thane Urban Agglomeration, passed revised order bearing no. ULC/Ta/Te.No.7/ Vadavali/ SR-82 dated 18/06/2007 accordingly the portion admeasuring 1540 square meters declared as excess land.

III) ULC order u/s. 20:

Upper Collector and Competent Authority of Thane Urban Agglomeration, ULC/TA/ATP/WSHS-20/SR-1816 dated 26/06/2007, granted exemption u/s. 20 of Urban Land Ceiling Act, was sanctioned.

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- IV)** The Competent Authority had sanctioned the Weaker Section Housing Scheme under section 20 of Urban Land (Ceiling and Regulation) Act, 1976. However, the Owners have paid premium to the Government of Maharashtra in accordance with the government resolution dated August 01, 2019 and the Collector and Competent Authority of Thane Urban Agglomeration passed necessary order bearing no. ULC/TA/ATP/S.20/SR 1816/558/2021 dated 12/08/2021. Accordingly, the Said Property becomes freehold land

7. CONCLUSION:

- 7.1** On behalf of the Owner we have verified the title of the owner to the said property on request of the Owner to ascertain the status of the property.
- 7.2** The Owners have informed that, there is no litigation pending before any court of competent.
- 7.3** We have perused the certified copies and plain copies of document of title relating to the property which are known to us to be relevant for the purpose of this report.
- 7.4** We have been provided search report with the Sub Registrar of Assurances for the period of 1992 to 2022 (14/02/2022). Therefore opinions and observations shall be qualified and restricted to the said period and also to the extent of availability of record only, as it appears that in some of the cases record unavailable.

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- 7.5** The information given in this report arises from the examination of the searches and inquiries to the extent of documents provided for perusal which are attached herewith.
- 7.6** Prima facie it appears that, the title of the Said Property is clear and marketable.



Advocate Ganesh Mahesh More