

ADV. ABHIMANYU H. JADHAV

Apts. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony, New Panvel
(W), Tal. Panvel, Dist. Raigad 410206
Email ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

Date: 07/02/2023

FORMAT-A
(Circular:-28/2021)

FLOW OF THE TITLE OF THE SAID PLOT

Sr. No.

- (1) Search report for 03 years from 2021 TO 2023. Taken from Sub Registrar Office, Panvel-3 under Receipt No. 2426/2023 dated 07/02/2023. The Index II Record maintained by Sub-Registrar at all the places are in tom condition and not properly maintained and/or not legible. Some of the Index II Record was not available and Index II records on computer same time not open or not found due to technical problems.
- (2) **AGREEMENT TO LEASE** dated **27th October 2021** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as "**The Corporation/Cidco Ltd.**"), of the ONE PART AND **1) SMT. BHIMABAI JANARDAN GHARAT, 2) MR. VIJAY JANARDAN GHARAT, 3) MR. NITIN JANARDAN GHARAT, 4) MR. RAJENDRA JANARDAN GHARAT, 5) SMT. HIRABAI PADMAKAR PATIL** of the OTHER PART (hereinafter referred to as "**The Original Licensees**"), in respect of Plot No. 66, Sector No. 8, admeasuring 2180 Sq. Mtrs. situated at Pushpak Dapoli, Tal. Panvel, Dist. Raigad (hereinafter referred to as "**The said Plot**"), and registered under Registration Doc. Sr. No. PVL-3-17788-2021 dated **09/11/2021**.
- (3) **TRIPARTITE AGREEMENT** dated **11th October 2022** executed between the Corporation as First Part and, the Original Licensees as a Second Part and **M/S. THAKUR REALTORS PVT LTD., through its directors 1) MR. MATYAGAYANDRA SINGH, 2) MRS. SHOBHA MATYAGAYANDRA SINGH** (hereinafter referred to as "**The New Licensees**") as the New Licensees of Third Part in respect of 50% undivided share in the said plot and registered under Registration Doc. Sr. No. PVL-4-12843-2022 dated **11/10/2022**.
- (4) **Power of Attorney** dated **11th October 2022** executed by **1) SMT. BHIMABAI JANARDAN GHARAT, 2) MR. VIJAY JANARDAN**



GHARAT, 3) MR. NITIN JANARDAN GHARAT, 4) MR. RAJENDRA JANARDAN GHARAT, 5) SMT. HIRABAI PADMAKAR PATIL as Owners/The Original Licensees in favor of **M/S. THAKUR REALTORS PVT LTD.**, through its director **MR. MATYAGAYANDRA SINGH** as the Developer or Power of Attorney Holder of the Second Part in respect of the said Plot and registered under Registration Doc. Sr. No. PVL-4-12845-2022 dated **11/10/2022**.

- (5) CIDCO by its **Final Order** Letter bearing No. Cidco/Vasahat-22.5%/Owale-125/2022/3581 dated 21/10/2022 recorded names of **M/S. THAKUR REALTORS PVT LTD.**, through its directors 1) **MR. MATYAGAYANDRA SINGH & OTHER**, as The New Licensees in respect of the said Plot (50% share) along with the Original Licensee (50% share).
- (6) Development permission along with **Commencement Certificate** issued by Associate planner (BP), CIDCO Ltd. dated 30/01/2023 vide their letter bearing reference no. CIDCO/BP-18304/TPO(NM&K)/2022/10279 in respect of the said Plot in favour of A) 1) **SMT. BHIMABAI JANARDAN GHARAT**, 2) **MR. VIJAY JANARDAN GHARAT**, 3) **MR. NITIN JANARDAN GHARAT**, 4) **MR. RAJENDRA JANARDAN GHARAT**, 5) **SMT. HIRABAI PADMAKAR PATIL & B) M/S. THAKUR REALTORS PVT LTD.**, through its directors 1) **MR. MATYAGAYANDRA SINGH**, 2) **MRS. SHOBHA MATYAGAYANDRA SINGH**.
- (7) Any other relevant title: NA.
- (8) Litigations if any : NA

Date: 07/02/2023



Yours truly,

Advocate

ADV. ABHIMANYU H. JADHAV

ADV. ABHIMANYU H. JADHAV

Apt. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,
New Panvel (W), Tal. Panvel, Dist. Raigad 410206
Email ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

Date: 07/02/2023

FORMAT-A **(Circular:-28/2021)**

To,
Maharashtra Real Estate Regulatory Authority (MahaRERA),
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 Plot No. 66, Sector No. 8,
admeasuring 2180 Sq. Mtrs. situated at Pushpak Dapoli, Tal. Panvel, Dist.
Raigad.

I have investigated the title of the said plot on the request of the A) 1)
SMT. BHIMABAI JANARDAN GHARAT, 2) MR. VIJAY JANARDAN
GHARAT, 3) MR. NITIN JANARDAN GHARAT, 4) MR. RAJENDRA
JANARDAN GHARAT, 5) SMT. HIRABAI PADMAKAR PATIL & B) M/S.
THAKUR REALTORS PVT LTD., through its directors 1) **MR.**
MATYAGAYANDRA SINGH, 2) MRS. SHOBHA MATYAGAYANDRA SINGH,
and following documents i.e.:-

1) DESCRIPTION OF THE PROPERTY: -

Plot No. 66, Sector No. 8, admeasuring 2180 Sq. Mtrs. situated at
Pushpak- Dapoli, Tal. Panvel, Dist. Raigad (hereinafter referred as "the
said plot").

2) THE DOCUMENTS OF OWNERSHIP/ALLOTMENT OF PLOT: -

A. **AGREEMENT TO LEASE** dated **27th October 2021** executed between
the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD., (hereinafter referred to as "**The**
Corporation/Cidco Ltd."), of the ONE PART AND 1) **SMT. BHIMABAI**
JANARDAN GHARAT, 2) MR. VIJAY JANARDAN GHARAT, 3) MR.
NITIN JANARDAN GHARAT, 4) MR. RAJENDRA JANARDAN
GHARAT, 5) SMT. HIRABAI PADMAKAR PATIL of the OTHER PART
(hereinafter referred to as "**The Original Licensees**"), in respect of the
said Plot and registered under Registration Doc. Sr. No. PVL-3-17788-
2021 dated **09/11/2021**.



- B. **TRIPARTITE AGREEMENT** dated **11th October 2022** executed between the Corporation as First Part and, the Original Licensees as a Second Part and **M/S. THAKUR REALTORS PVT LTD., through its directors 1) MR. MATYAGAYANDRA SINGH, 2) MRS. SHOBHA MATYAGAYANDRA SINGH** (hereinafter referred to as "The New Licensees") as the New Licensees of Third Part in respect of 50% undivided share in the said plot and registered under Registration Doc. Sr. No. PVL-4-12843-2022 dated **11/10/2022**.
- C. **Power of Attorney** dated **11th October 2022** executed by 1) **SMT. BHIMABAI JANARDAN GHARAT**, 2) **MR. VIJAY JANARDAN GHARAT**, 3) **MR. NITIN JANARDAN GHARAT**, 4) **MR. RAJENDRA JANARDAN GHARAT**, 5) **SMT. HIRABAI PADMAKAR PATIL** as Owners/The Original Licensees in favor of **M/S. THAKUR REALTORS PVT LTD.**, through its director **MR. MATYAGAYANDRA SINGH** as the Developer or Power of Attorney Holder of the Second Part in respect of the said Plot and registered under Registration Doc. Sr. No. PVL-4-12845-2022 dated **11/10/2022**.
- D. CIDCO by its **Final Order** Letter bearing No. Cidco/Vasahat-22.5%/Owale-125/2022/3581 dated 21/10/2022 recorded names of **M/S. THAKUR REALTORS PVT LTD.**, through its directors 1) **MR. MATYAGAYANDRA SINGH & OTHER**, as The New Licensees in respect of the said Plot (50% share) along with the Original Licensee (50% share).
- E. Development permission along with **Commencement Certificate** issued by Associate planner (BP), CIDCO Ltd. dated 30/01/2023 vide their letter bearing reference no. CIDCO/BP-18304/TPO(NM&K)/2022/10279 in respect of the said Plot in favour of A) 1) **SMT. BHIMABAI JANARDAN GHARAT**, 2) **MR. VIJAY JANARDAN GHARAT**, 3) **MR. NITIN JANARDAN GHARAT**, 4) **MR. RAJENDRA JANARDAN GHARAT**, 5) **SMT. HIRABAI PADMAKAR PATIL & B) M/S. THAKUR REALTORS PVT LTD.**, through its directors 1) **MR. MATYAGAYANDRA SINGH**, 2) **MRS. SHOBHA MATYAGAYANDRA SINGH**.
- 3) **7 / 12 extract of property card** issued by _____ dated _____ mutation entry no. _____: NA.
- 4) Search Report for 03 years from 2021 till 2023.
- 5) On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot I am of the opinion that the title of A) 1) **SMT. BHIMABAI JANARDAN GHARAT**, 2) **MR. VIJAY JANARDAN GHARAT**, 3) **MR. NITIN JANARDAN GHARAT**, 4) **MR. RAJENDRA JANARDAN GHARAT**, 5) **SMT. HIRABAI PADMAKAR PATIL (50% undivided shares)& B) M/S. THAKUR REALTORS PVT LTD.**, through its directors 1) **MR. MATYAGAYANDRA SINGH**, 2) **MRS. SHOBHA MATYAGAYANDRA SINGH (50% undivided shares)**, is clear.



marketable and free from any encumbrances; without any encumbrances subject to the once disclosed.

Owners of the Plot:

- (1) Vide **AGREEMENT TO LEASE** dated 27th October 2021, 1) **SMT. BHIMABAI JANARDAN GHARAT**, 2) **MR. VIJAY JANARDAN GHARAT**, 3) **MR. NITIN JANARDAN GHARAT**, 4) **MR. RAJENDRA JANARDAN GHARAT**, 5) **SMT. HIRABAI PADMAKAR PATIL** become Owner/the Original Licensees of the said Plot/Property.
- (2) Vide **TRIPARTITE AGREEMENT** dated 11th October 2022, **M/S. THAKUR REALTORS PVT LTD.**, through its directors 1) **MR. MATYAGAYANDRA SINGH**, 2) **MRS. SHOBHA MATYAGAYANDRA SINGH (50% undivided shares)**, become New Licensees of the said Plot/Property along with the Original Licensees (**50% undivided shares**).
- (3) Qualifying comments / remarks if any: NA.

6) The report reflecting the flow of the title of the A) 1) **SMT. BHIMABAI JANARDAN GHARAT**, 2) **MR. VIJAY JANARDAN GHARAT**, 3) **MR. NITIN JANARDAN GHARAT**, 4) **MR. RAJENDRA JANARDAN GHARAT**, 5) **SMT. HIRABAI PADMAKAR PATIL (50% undivided shares)** & B) **M/S. THAKUR REALTORS PVT LTD.**, through its directors 1) **MR. MATYAGAYANDRA SINGH**, 2) **MRS. SHOBHA MATYAGAYANDRA SINGH (50% undivided shares)**, on the said Plot is enclosed herewith as annexure.

Encl: Annexure.

Date: 07/02/2023



Yours Faithfully,

A handwritten signature in blue ink, appearing to be 'Abhimanyu H. Jadhav'.

Advocate

ADV. ABHIMANYU H. JADHAV