

FORMAT A
(Circular No. 28/2021)

Date : 13/03/2022

To,

The Maharashtra Real Estate Regulatory Authority

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to land area admeasuring 59,800 sq mtrs, consisting of Survey Nos. 7/1, 7/2, 7/3, 73/4/A, 73/4/B, 73/4/C, 73/5/A, 73/2/A, situated at Village Titwala, Taluka Kalyan, District Thane (more particularly described below).
Hereinafter referred to as "said Plot".

I have investigated the title of the said Plot on the request of M/s Jay Ganesh Developers, a registered Partnership Firm and the following documents :-

1) Description of Property : All that piece and parcel of non-agricultural land admeasuring 59,800 sq. mtrs. consisting of below mentioned land parcels :-

Sr. No.	Survey No.	Area
1	Survey No. 7/1	00 H 57.2 R
2	Survey No. 7/2	00 H 57.0 R
3	Survey No. 7/3	00 H 56.8 R
4	Survey No. 73/4A	01 H 21.0 R
5	Survey No. 73/4B	01 H 22.0 R
6	Survey No. 73/4C	00 H 26.0 R
7	Survey No. 73/5/A	00 H 85.0 R
8	Survey No. 73/2A	00 H 73.00 R
Total		05 H 98.0 R

situated at Village Titwala, Taluka Kalyan, District Thane, within local limits of Kalyan-Dombivali Municipal Corporation and within jurisdiction of Sub-Registrar Kalyan and together bounded as follows :



On or towards :

North : Survey No. 73/2/B, 2/C, 2/D and Survey No. 8
East : Survey No. 8
South : Survey No. 6 and 73/5/B
West : Survey No. 5

2) Documents of the Allotment of Plot :

a. Sale Deed dated 29/09/2021, registered in the Office of Sub-Registrar Kalyan-II at Sr. No. 17830/2021

3) 7/12 Extracts and Mutation Entries

- a. 7/12 extracts of Survey Nos. 7/1, 7/2, 7/3, 73/4/A, 73/4/B, 73/4/C, 73/5/A, 73/2/A
b. Mutation Entry Nos. 149, 238, 313, 492 (81), 623, 763, 1057, 1287, 1510, 1464, 1493, 2167, 2168, 2169, 2382, 2484, 2783, 2960, 2975, 3006, 3012, 3016, 3093

4) Search Report

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said Plot, I am of the opinion that, the title of M/s. Jay Ganesh Developers, a registered Partnership Firm is clean, clear, marketable and without any encumbrances. M/s. Jay Ganesh Developers is entitled to develop the same. Legal Title Report dated 14/03/2022 (attached herewith as Annexure)

5) Qualifying Remarks if Any:- As recorded in Title Report, if any.

6) The Report reflecting the flow of title of the owners and the rights of the developer on the said Plot is enclosed herewith as an Annexure.

Date : 13/03/2022

FOR SUDHARMAN LAW LLP,



Prasad Arunrao Jagdale
Adv. Prasad Arunrao Jagdale
Partner

Encl: Annexure

FORMAT A
(Circular No. 28/2021)
FLOW OF THE TITLE OF THE SAID PLOT

1. 7/12 extracts of Survey Nos. 7/1, 7/2, 7/3, 73/4/A, 73/4/B, 73/4/C, 73/5/A, 73/2/A
2. Mutation Entry Nos. 149, 238, 313, 492 (81), 623, 763, 1057, 1287, 1510, 1464, 1493, 2167, 2168, 2169, 2382, 2484, 2783, 2960, 2975, 3006, 3012, 3016, 3093
3.
 - a. It is seen that land at Survey Nos. 7, 73/4 and 73/5/1 was previously owned by Mr. Shankar Vithoba Pethe and by Sale Deed dated 26/07/1934 he sold the same to Mr. Pandharinath Narayan Urankar and Mr. amrao Pandharinath Urankar.
 - b. It is further seen that land at Survey Nos. 73/2A was owned by Mr. Dwarkanath Rajaram.
 - c. It is seen from Mutation Entry No. 492 (81) dated 21/05/1953 that name of Mr. Madan Shankar Pethe was recorded as Tenant of land at Survey Nos. 7, 73/4, 73/5/1, 73/2A.
 - d. It is seen from Mutation Entry No. 623 dated 18/05/1964 that as per the Order of Agricultural Lands Tribunal bearing No. ALT/76 dated 20/01/1964, Mr. Madan Shankar Pethe became owner of Survey Nos. 7, 73/4, 73/5/1.
 - e. It is further seen from Mutation Entry No. 1057 dated 24/02/1984 that land at Survey Nos. 7, 73/4, 73/5/1 were partitioned between Suresh Madan Pethe, Dattatray Shankar Pethe and Balakrushna Shankar Pethe (no registered Deed is referred though) as follows :

Sr. No.	Name of Owner	Ownership Share
1	Suresh Madan Pethe	73/4 Paiki (Survey No. 73/4A)
		7 Paiki (Survey No. 7/1)
2	Dattatray Shankar Pethe	73/4 Paiki (Survey No. 73/4B)
		7 Paiki (Survey No. 7/2)
3	Balakrushna Shankar Pethe	73/4 Paiki (Survey No. 73/4C)
		7 Paiki (Survey No. 7/3)
		73/5/1 (73/5/A)

- f. It is seen from Mutation Entry No. 1287 dated 18/08/1988 that Mr. Dattatray Shankar Pethe expired on 02/09/1987 and names of his legal heirs namely Sulochana, Eknath, Suresh, Ramesh, Bhaskar Dattatray Pethe and Darshana Dattakumar Powale were recorded on 7/12 extracts.
- g. It is seen from Mutation Entry No. 3016 dated 29/04/2021 (earlier Mutation No. 3012 not certified) that Sulochana Dattatray Pethe expired on 12/02/2021 and her name was removed from 7/12 extracts.
- h. It is seen from Mutation Entry No. 2168 dated 29/04/2011 that Mr. Eknath Dattatray Pethe expired on 06/03/1990 and names of his legal heirs namely Kalpana and Dipika Eknath Pethe were recorded on 7/12 extracts.
- i. It is seen from Mutation Entry No. 2169 dated 29/04/2011 that Mr. Ramesh Dattatray Pethe expired on 06/06/2000 and names of his legal heirs namely Sarika, Sourabh and Rashmi Ramesh Pethe were recorded on 7/12 extracts.
- j. It is seen from Mutation Entry No. 1464 dated 03/08/1991 that Mr. Balkrushna Shankar Pethe expired on 09/12/1989 and names of his legal heirs namely Rukmini, Sunita Pramila, Laxman, Prakash Balkrushna Pethe and Archana Manohar Chachad were recorded on 7/12 extracts.
- k. It is seen from Mutation Entry No. 1493 dated 10/06/1992 that as per the statements of Rukmini, Sunita, Pramila Balkrushna Pethe and Archana Manohar Chachad were removed from 7/12 extract.
- l. It is seen that Tenant Madan Shankar Pethe became owner of Survey No. 73/2A having purchased the same U/s 32G of Tenancy Act. It is further seen from Mutation Entry No. 1510 dated 20/04/1993 that after Purchase Price was paid, 32M Certificate was issued and encumbrance of Landlord Dwarkanath Rajaram was removed from other rights column. It is further seen from Mutation Entry No. 3006 dated 24/03/2021 that a sum equal to 40 times of assessment was paid with respect to land at Survey No. 73/2/A and restriction of Section 43 was removed. Removal of such restriction with respect to balance and parcels from Said Plot is not provided for our perusal.



- m. It is further seen from Mutation Entry No. 2167 dated 29/04/2011 that Mr. Madan Shankar Pethe expired on 23/07/1976 and names of his legal heirs namely, Suresh, Nandkumar, Pralhad, Gajanan, Dilip Madan Pethe, Prachi Ajit Gidh, Madhuri Meghnath Ambavane and Anuradha Ramesh Potdar were recorded on 7/12 extract.
- n. It is further seen from Mutation Entry No. 2975 dated 24/12/2020 that Mr. Pralhad Madan Pethe expired on 03/12/2004 and names of his legal heirs namely, Bharati, Hemangi, Manoj Pralhad Pethe, Devika Ghosalkar and Swati Wekhande were recorded on 7/12 extract.
- o. Mutation Entry No. 313 recorded economic holding and Mutation Entry No. 763 recorded are of land in Hector and Are.
- p. It is seen from Mutation Entry No. 2382 dated 20/02/2013 that Lis Pendency with respect to the Suit filed by Khushiram Ramakwal Sharma bearing No. 3/2012 was recorded in other rights column of 7/12 extract on the basis of registered Notice of Lis Pendency.
- q. It is seen from Mutation Entry No. 2484 dated 15/05/2014 that Lis Pendency with respect to the Suit filed by Sharad Urankar and others bearing No. 54/2014 was recorded in other rights column of 7/12 extract on the basis of registered Notice of Lis Pendency.
- r. It is further seen from Mutation Entry No. 2960 dated 17/12/2020 that entry regarding Lis Pendency recorded in other rights column vide Mutation Entry Nos. 2382, 2484 was removed as per Government Policy Decision. Status of said Suits however is not updated to us.
- s. It is seen from Sale Deed dated 29/09/2021, registered in the Office of Sub-Registrar Kalyan-II at Sr. No. 17830/2021 that owners of lands at Survey Nos. 7/1, 7/2, 7/3p, 73/4/A, 73/4/B, 73/4/C, 73/2/A and 73/5/A were sold by the owners referred above to and in favour of M/s Jay Ganesh Developers, a Partnership Firm through its Partners Mr. Mahesh Ingale, Mr. Subhash Ranawat, Mr. Ashish Fadanavis, Mr. Karan Misal and Mr. Rajendra Mirgane. It is seen that Mutation Entry No. 3093 dated 16/12/2021 has been recorded for recording the name of said M/s Jay Ganesh Developers on the 7/12 extracts and is yet to be certified.



4. It is seen that Lay-out and Building Plans with respect to Said Plot have been sanctioned by MHADA as per जा. क्र अ.मं.व.बां.प.क्ष./PMAY/037/2022 dated 31/01/2022 on the terms and conditions recorded in the same.
5. We have not been provided any other Mutation Entries except those referred to in this report. NA Assessment with respect to Said Plot is not seen to have been done yet from Competent Authority as required under Maharashtra Land Revenue Code, 1966.
6. Search Report From 1993-2022 taken Online and from Sub-Registrar's Office Kalyan. We have carried out Search in respect of the Said Plot in the Sub-Registration office/s, as well as on website www.igrmaharashtra.gov.in and necessary search fees have been paid vide GRN No. MH014535140202122U and from the available record we did not come across any adverse entry in respect of the Said Plot. Many times online search does not reflect all the documents and subject to the same we have carried out search. During physical search, some of the pages of the registers were not available and some registers were in torn condition. Subject to it, we have completed the entire search.
7. On the basis of search and the documents produced before us and documents inspected, as on date and subject to what is stated above, WE CERTIFY that Said Plot is owned by M/s Jay Ganesh Developers, a registered Partnership Firm and the same is also entitled to develop the said Plot.
8. Any other relevant title: No.
9. Litigations : As referred above



FOR SUDHARMAN LAW LLP,

Adv. Prasad Arunrao Jagdale
Partner

Encl: Original Search Fee Receipt

