

DATTARAM DINDIKAR

Advocate & Legal Consultant

"Shree" Niwas Bunglow, within compound of Shree Atul Society,
Tadwadi, Ambernath (E) # 09320486913.

Date – 27/06/2022

To,
Maha RERA
&
M/s. Sai Developers Badlapur,
Office at. Shop No. 2, Jaai Apartment,
Charai, Thane (W) – 400601.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to N.A. land with

- 1) C.T.S No. 667 admeasuring area 76.00 sq.mtr.,
- 2) C.T.S No. 668 admeasuring area 270.30 sq.mtr.,
- 3) C.T.S No. 669 admeasuring area 32.00 sq.mtr.,
- 4) C.T.S No. 670 admeasuring area 133.10 sq.mtr.,
- 5) C.T.S No. 671 admeasuring area 21.50 sq.mtr.,
- 6) C.T.S No. 672 admeasuring area 24.60 sq.mtr.,
- 7) C.T.S No. 673 admeasuring area 26.10 sq.mtr.,
- 8) C.T.S No. 674 admeasuring area 120.90 sq.mtr.,



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Total admeasuring area 704.5 sq.mtr. at Village Kulgaon,
Badlapur (E), Tal. Ambernath, Dist. Thane. (herein after referred
as the "The Said Property")

I have investigated the title of the said plot on the request
M/s. Sai Developers Badlapur and following documents: -

1) DESCRIPTION OF PROPERTY

ALL THAT PIECE OR PARCEL OF N.A. PROPERTY with

- 1) C.T.S No. 667 admeasuring area 76.00 sq.mtr.,
- 2) C.T.S No. 668 admeasuring area 270.30 sq.mtr.,
- 3) C.T.S No. 669 admeasuring area 32.00 sq.mtr.,
- 4) C.T.S No. 670 admeasuring area 133.10 sq.mtr.,
- 5) C.T.S No. 671 admeasuring area 21.50 sq.mtr.,
- 6) C.T.S No. 672 admeasuring area 24.60 sq.mtr.,
- 7) C.T.S No. 673 admeasuring area 26.10 sq.mtr.,
- 8) C.T.S No. 674 admeasuring area 120.90 sq.mtr.,

Total admeasuring area 704.5 sq.mtr. at Village Kulgaon,
Badlapur (E), Tal. Ambernath, Dist. Thane, within Municipal
Boundary of Badlapur Municipal Council, Registration Sub
District Ulhasnagar - 2.

2) The Documents of Allotment of Plot: -

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Total admeasuring area 704.5 sq.mtr. at Village Kulgaon,
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- a. Re - Development Agreement executed between M/s. Sai Developers Badlapur and Mithun Pandurang Koshimbe and others, bearing registration no. 8167/2022 dated 10/05/2022.
- b. Power of Attorney executed by Mithun Pandurang Koshimbe & others in favour of M/s. Sai Developers Badlapur, bearing registration No. 8168/2022 dated 10/05/2022.
- c. Sub-Development Agreement executed between M/s. Sai Developers Badlapur and Gopal Govind Jadhav & others through power of attorney holder Mithun Pandurang Koshimbe & other bearing, registration no. 10766/2021 dated 27/07/2021.
- d. Power of Attorney executed by Gopal Govind Jadhav & others through power of attorney holder Mithun Pandurang Koshimbe & other in favour of M/s. Sai Developers Badlapur, bearing registration No. 10767/2021 dated 27/07/2021.

3) Other Documents: -

1. Mirror copy of property card bearing City Survey No. 667 to 674.
2. Paper publication of Notice dated 27/06/2021 in daily newspaper "PunyaNagari" dated 27/06/2021, demanding claim from general public regarding the title about the property. (Till date nobody has raised any objection or any claim with me).



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3. Development Agreement executed between Mithun Pandurang Koshimbe & others and Gopal Govind Jadhav & others, bearing registration no. 8039/2020 dated 19/10/2020.
4. Power of Attorney executed by Gopal Govind Jadhav & others in favour of Mithun Pandurang Koshimbe & others, bearing registration no. 8040/2020 dated 19/10/2020.
5. Development Agreement executed between Mithun Pandurang Koshimbe & other and Suman Janardhan Shirke & others, bearing registration no. 8041/2020 dated 19/10/2020.
6. Power of Attorney executed by Suman Janardhan Shirke & others in favour of Mithun Pandurang Koshimbe & others, bearing registration no. 8042/2020 dated 19/10/2020.
7. Development Agreement executed between Mithun Pandurang Koshimbe & others and Deepak Rama Jadhav & others, bearing registration no. 5097/2021 dated 22/03/2021.
8. Power of Attorney executed by Deepak Rama Jadhav & others in favour of Mithun Pandurang Koshimbe & others, bearing registration no. 5098/2021 dated 22/03/2021.
9. Re - Development Agreement executed between M/s. Sai Developers Badlapur and Mithun Pandurang Koshimbe and others, bearing registration no. 10768/2021 dated 27/07/2021.
10. Power of Attorney executed by Mithun Pandurang Koshimbe & others in favour of M/s. Sai Developers

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Badlapur, bearing registration No. 10767/2021 dated 27/07/2021.

11. Cancellation Deed executed between M/s. Sai Developers Badlapur and Mithun Pandurang Koshimbe and others, bearing registration no. 8166/2022 dated 10/05/2022.
12. Commencement Certificate issued by Badlapur Municipal Council dated 27/05/2021 bearing outward no. KBNP/NRV/BP/4452/2021-2022 Unique No. 44.
13. Revised Commencement Certificate issued by Badlapur Municipal Council dated 03/05/2022 bearing outward no. KBNP/NRV/BP/4639/2022-2023 Unique No. 17.

4) Search Report: -

Search Report dated 07/06/2022 issued by Satish Anand Farad Searcher for period of 30 years commencing from 1993 to 2022.

Opinion

5) 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 Gopal Govind Jadhav & others as the owners and M/s. Sai Developers Badlapur as the developer is clear, marketable and without any encumbrances.



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Owner of the Land / Plot:

Vasanti Pandurang Koshimbe and others for C.T.S. No. 667 to 669, Deepak Rama Jadhav and others for C.T.S. No. 670 & 671 and Suman Janardhan Shirke & others with Gopal Govind Jadhav for C.T.S. No. 672 to 674, Total admeasuring area 704.5 sq.mtr. at Village Kulgaon, Badlapur (E), Tal. Ambernath.

6) The report reflecting the flow of the title of Vasanti Pandurang Koshimbe and others, Deepak Rama Jadhav and others and Suman Janardhan Shirke & others with Gopal Govind Jadhav as the owners and M/s. Sai Developers Badlapur as the developer is enclosed herewith as annexure.

Encl: Annexure "A" as Flow of The Title of The Said Lands/Plots



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Annexure "A"

FLOW OF THE TITLE OF THE SAID LAND / PLOT

C.T.S. No. 667 to 669:

1. The said property seems to be owned and possessed by Shri. Pandurang Ganpat Koshimbe.
2. Shri. Pandurang Ganpat Koshimbe died in the year 2019 and further the said property was transferred in the name of legal heirs of late Pandurang Ganapat Koshimbe i.e. Vasanti Pandurang Koshimbe, Mithun Pandurang Koshimbe, Manisha Pandurang Koshimbe and Bhagyashri Bharat Jadhav.
3. I have seen and perused the Mirror copy of property card bearing City Survey No. 667 to 669 in the name of Vasanti Pandurang Koshimbe and others.
4. I have seen and perused the deed of redevelopment agreement coupled with irrevocable power of attorney executed between M/s. Sai Developers Badlapur and Mithun Pandurang Koshimbe and others, bearing registration no. 10768/2021 dated 27/07/2021 and 10767/2021 dated 27/07/2021 respectively.
5. I have seen and perused the deed of cancellation executed between M/s. Sai Developers Badlapur and Mithun Pandurang Koshimbe and others, bearing registration no. 8166/2022 dated 10/05/2022.



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6. I have seen and perused the deed of redevelopment agreement coupled with irrevocable power of attorney executed between M/s. Sai Developers Badlapur and Mithun Pandurang Koshimbe and others, bearing registration no. 8167/2022 dated 10/05/2022 and 8168/2022 dated 10/05/2022 respectively.

C.T.S. No. 670 & 671:

7. The said property seems to be owned and possessed by Shri. Rama Govind Jadhav and Shri. Laxman Govind Jadhav.

8. Shri. Rama Govind Jadhav died in the year 2007 and further for his part of share in the said property was transferred in the name of legal heirs of late Rama Govind Jadhav i.e. Sukhbai Rama Jadhav, Deepak Rama Jadhav, Surekha Rama Jadhav @ Surekha Mhadhu Gavarane, Sunanda Rama Jadhav, Praveen Rama Jadhav and Ravindra Rama Jadhav.

9. Shri. Laxman Govind Jadhav died in the year 2016 and further for his part of share in the said property was transferred in the name of legal heirs of late Laxman Govind Jadhav i.e. Gangubai Laxman Jadhav, Kishor Laxman Jadhav, Sunil Laxman Jadhav, Kiran Laxman Jadhav, Vijay Laxman Jadhav, Alka Laxman Jadhav @ Alka Sudhir Nangarut, Vandana Laxman Jadhav @



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Vandana Mohan Desale and Pournima Laxman Jadhav @ Pourmina Santosh
Sonavale.

10. I have seen and perused the Mirror copy of property card bearing City
Survey No. 670 & 671 in the name of Deepak Rama Jadhav and others.

11. I have seen and perused the deed of redevelopment agreement coupled
with irrevocable power of attorney executed between Deepak Rama Jadhav
and others and Mithun Pandurang Koshimbe and others, bearing registration
no. 5097/2021 dated 22/03/2021 and 5098/2021 dated 22/03/2021
respectively.

C.T.S. No. 672 to 674:

12. The said property seems to be owned and possessed by Smt. Suman
Janardhan Shirke & others.

13. Smt. Suman Janardhan Shirke & others sold admeasuring area 30. sq.
mtr. out of total admeasuring area of 120.90 sq. mtr. from C.T.S. No. 674 to
Shri. Gopal Govind Jadhav by executing Sale Deed bearing registration no.
2160/2002 dated 17/05/2002.

14. I have seen and perused the Mirror copy of property card bearing City
Survey No. 672 to 674 in the name of Suman Janardhan Shirke & others with
Gopal Govind Jadhav.



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15. I have seen and perused the deed of redevelopment agreement coupled with irrevocable power of attorney executed between Gopal Govind Jadhav and others and Mithun Pandurang Koshimbe and others for C.T.S No. 674(part), bearing registration no. 8039/2020 dated 19/10/2020 and 8040/2020 dated 19/10/2020 respectively.

16. I have seen and perused the deed of redevelopment agreement coupled with irrevocable power of attorney executed between Suman Janardhan Shirke & others and Mithun Pandurang Koshimbe and others for C.T.S. No. 672 to 674(part), bearing registration no. 8041/2020 dated 19/10/2020 and 8042/2020 dated 19/10/2020 respectively.

17. I have seen and perused the deed of sub development agreement coupled with irrevocable power of attorney executed between Deepak Rama Jadhav and others, Suman Janardhan Shirke & others, Gopal Govind Jadhav and others through power of attorney holder Mithun Pandurang Koshimbe & others and M/s. Sai Developers Badlapur for C.T.S. No. 670 to 674, bearing registration no. 10766/2021 dated 27/07/2021 and 10767/2021 dated 27/07/2021 respectively, after redeveloping the said property and after allotting the newly constructed units/flats/basement to land owners and to sell the balance units/flats/basement in the open market as per redevelopment agreement.



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18. I have seen and perused the public notice published through Adv. Prasad Shelke in the daily Marathi News Paper dated 27/06/2021 namely "PunyaNagari" Thane Edition, calling for objection from public at large with regard to the said property, however, till date no one took any objection of whatsoever nature and manner towards the same.

19. I have perused search report of Satish Anand Farad Searcher dated 07/06/2022 for period of 30 years commencing from 1993 to 2022 in favor of M/s. Sai Developers Badlapur. I have found various entries of development transaction between buyers and sellers but none of the entries adversely affecting the title of the plot or land or property.

20. I have also seen the Commencement Certificate issued by Badlapur Municipal Council dated 27/05/2021 bearing outward no. KBNP/NRV/BP/4452/2021-2022 Unique No. 44. By the said commencement certificate M/s. Sai Developers Badlapur, has got the permission to construct multi storey building i.e. Part Stilt + Seven upper floors.

21. I have also seen the Revised Commencement Certificate issued by Badlapur Municipal Council dated 03/05/2022 bearing outward no. KBNP/NRV/BP/4639/2022-2023 Unique No. 17. By the said revised commencement certificate M/s. Sai Developers Badlapur, has got the permission to construct multi storey building i.e. "A" Wing comprising of Part



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Stilt, Ground Floor plus Seven upper floors and "B" Wing comprising of Stilt
plus Seven upper floors.

After perusing all the documents made available to me, I come to the
conclusion that at present title of the said plots are vested with Vasanti
Pandurang Koshimbe and others, Deepak Rama Jadhav and others and
Suman Janardhan Shirke & others with Gopal Govind Jadhav, which is free,
clear and marketable and M/s. Sai Developers Badlapur, is vested with the
development rights thereof.

Date - 27/06/2022


Dattaram Dindikar
Advocate
