



SHAKTI D. SHARMA

B.Com., LL.B.

Mob. 9765073453

ADVOCATE HIGH COURT, MUMBAI

Resl.: Bk. No. 1912/ Room NO. 11, O. T. Section 40, Opp. Shani Mandir, Ulhasnagar - 421 005.

Off.: Shop on Plot 1, Opp. Bk. No. 1912, Opp. Shani Mandir, O. T. Section 40, Ulhasnagar - 421 005.

Ref. No.

Date : / / 20

FORMAT - A
(Circular no. 28/2021)

Date: 08/08/2022

To,
Maha Rera.

LEGAL TITLE REPORT

Sub.: Title Clearance Certificate with respect to immovable property
as under:

ALL THAT PIECE AND PARCEL OF BLOCK NO. A - 437, ROOM
/ TENEMENT NO. 874, C.T.S. NO. 20785, SITUATED AT
SUBHASH TEKDI, ULHASNAGAR - 4, DISTRICT THANE,
AREA ADM. ABOUT 250 SQ. YARDS EQUIVALENT TO 2250
SQ. FEETS, ASSESSED UNDER MUNICIPAL WARD NO. 39,
PROPERTY NO. 39DO018869500 & 39DO012855000, WITHIN
THE LIMITS OF ULHASNAGAR MUNICIPAL CORPORATION
(HEREINAFTER BE REFERRED TO AS THE SAID PLOT / THE
SAID PROPERTY)

I have investigated the title of the said plot on the request of Shri
Ghanshamdas Ramchand Bathija and following documents have been
scrutinised by me i.e. :-

Description of Property :-

All that piece and parcel of Block No. A - 437, Room / Tenement No.
874, C.T.S. No. 20785, situated at Subhash Tekdi, Ulhasnagar - 4,
district Thane, area adm. about 250 sq. yards equivalent to 2250 sq.
feets, assessed under Municipal Ward No. 39, Property No.



39DO018869500 & 39DO012855000, within the limits of Ulhasnagar Municipal Corporation.

- 1) Copy of Conveyance deed bearing no. 475-77 dated 02/01/1966.
- 2) Copy of registered Conveyance Deed dated 07/04/2016 between (i) Mr. Robinsingh Hoshiyarsingh Palthiya and (ii) Shri Mahendar Singh A. Gulwan, AND M/s. Supreme Fabrics Pvt. Ltd. Through its Director Shri Satpalsingh J. Chawla registered at Sr. No. 753/2016 before Sub-registrar, Ulhasnagar - 1.
- 3) Copy of registered Joint Venture Agreement dated 13/01/2022 between M/s. Supreme Fabrics Pvt. Ltd. Through its Director Shri Satpalsingh Jaimalsingh Chawla AND Shri Ghanshamdas Ramchand Bathija registered at sr. no. 573/2022 before Sub-registrar, Ulhasnagar - 1.
- 4) Property Card bearing C.T.S. no. 20785B.
- 5) Search report dated 06/08/2022.

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 promoter Shri Ghanshamdas Ramchand Bathija is clear, marketable and without any encumbrances.

Owner of the Land:-

M/s. Supreme Fabrics Pvt. Ltd. Through its Director Shri Satpalsingh Jaimalsingh Chawla of the said property bearing C.T.S.No.20785B.



On perusal of copies of Conveyance Deed, Title deeds, papers and documents produced before me, I am of the opinion that Shri Ghanshamdas Ramchand Bathija has acquired marketable rights, title and interest in the above said plot.

The report reflecting the flow of the title of Shri Ghanshamdas Ramchand Bathija on the said land is enclosed herewith as annexure.

Shakti
SHAKTI SHARMA
(ADVOCATE)

Encl : Annexure.



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FLOW OF THE TITLE OF THE SAID LAND

- i. Originally one Shri Rewachand Topandas Khushalani acquired the said property by way of purchase from Government of India, through office of the Regional Settlement Commissioner, Bombay vide Conveyance deed bearing no. 475-77 dated 02/01/1966.
- ii. Thereafter Shri Rewachand Topandas Khushalani sold the said property to Smt. Rekha W/o. Nel Ratan Chakarvarty vide registered Sale deed dated 28/07/1966 registered at Sr. No. 2446/1966 before Sub-registrar, Kalyan.
- iii. Thereafter Smt. Rekha W/o. Nel Ratan Chakarvarty sold North side of Tenement (Room) No. 874 of Block No. A-437, Subhash Tekdi, Ulhasnagar-4, Dist. Thane, area adm. 161 Sq Yards to Mr. Ajit Kumar Banerjee, according to Registered Sale Deed at Srl. no. 3682/1991, dt. 20.6.1991 Registered in the Office of the Sub-Registrar, Ulhasnagar.
- iv. Subsequently the aforesaid portion property has been changed in the name of Shri Ajit Kumar Banerjee, in the records of the Office of the Administrator, Ulhasnagar Township, vide Letter dt. 5.10.1991 and said Shri Ajit Kumar Banerjee sold the said property to Mr. Robinsingh Hoshiyarsingh Palthiya according to Registered Conveyance Deed at Srl. No. 2034/2013, dated 23.10.2013 Registered in the Office of the Sub-Registrar, Ulhasnagar - 1.



- v. Said Smt. Rekha Chakarvarty W/o Late Shri Nel Ratan Chakarvarty sold the property known as Original Portion of Tenament (Room) No. 874 of Block No. A-437, Subhash Tekdi, Ulhasnagar-4, Dist. Thane, area adm. 89 Sq. Yards to Mrs. Annamma Joy Varguhese W/o Mr. Joy Varughese according to Registered Sale Deed at Srl. no. 1573/1992, dt. 6.5.1992 Registered in the Office of the Sub-Registrar, Ulhasnagar and said Mrs. Annamma Joy Vargughese had sold the said portion property to Mr. Mahendar Singh A. Gulwan, according to Registered Conveyance Deed at Srl. No. 1569/2014, dt. 19.8.2014 Registered in the Office of the Sub-Registrar, Ulhasnagar-1.
- vi. Thereafter (i) Mr. Robinsingh Hoshiyarsingh Palthiya and (ii) Shri Mahendar Singh A. Gulwan, have sold the aforesaid property to M/s. Supreme Fabrics Pvt. Ltd. Through its Director Shri Satpalsingh J. Chawla vide registered Sale Deed dated 07/04/2016 registered at Sr. No. 753/2016 before Sub-registrar, Ulhasnagar - 1.
- vii. Subsequently M/s. Supreme Fabrics Pvt. Ltd. Through its Director Shri Satpalsingh Jaimalsingh Chawla entered into a Joint Venture Agreement dated 13/01/2022 with Shri Ghanshamdas Ramchand Bathija registered at sr. no. 573/2022 before Sub-registrar, Ulhasnagar - 1.
- viii. Property Card bearing C.T.S. no. 20785B.
- ix. Search report dated 06/08/2022 for 30 years from 1993 to 2022 taken from the office of Sub-Registrar of Assurances, Ulhasnagar - 1.
- x. Prima facie on perusal of documents by the owners, there seems no litigation pending w.r.t. the said plot.


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Ref. No.

Date: 06/08/2022

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SEARCH REPORT

SUB.: SEARCH REPORT WITH RESPECT TO ALL THAT PIECE AND PARCEL OF BLOCK NO. A - 437, ROOM / TENEMENT NO. 874, C.T.S. NO. 20785 , SITUATED AT SUBHASH TEKDI, ULHASNAGAR - 4, DISTRICT THANE, AREA ADM. ABOUT 250 SQ. YARDS EQUIVALENT TO 2250 SQ. FEETS, ASSESSED UNDER MUNICIPAL WARD NO. 39, PROPERTY NO. 39DO018869500 & 39DO012855000, WITHIN THE LIMITS OF ULHASNAGAR MUNICIPAL CORPORATION (HEREINAFTER BE REFERRED TO AS 'THE SAID PLOT / THE SAID PROPERTY')

I have carried out online search vide Receipt dated 06/08/2022 for the period of 30 years i.e. from 1993 to 2022 with the Sub-Registrar of Assurances, Ulhasnagar - 1.

YEAR	TRANSACTION
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil



2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Transaction
2014	Transaction
2015	Nil
2016	Transaction
2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	Nil
2022	Transaction

TRANSACTION 2013:

REGISTERED SALE DEED dated 23/10/2013 between (i) Shri Ajit Kumar Banerjee as "Vendor" AND Mr. Robinsingh Hoshiyarsingh Palthiya as "Purchaser" registered at Sr. No. 2034/2013 before the Sub-registrar of Assurances, Ulhasnagar

- 1.



TRANSACTION 2014:

REGISTERED SALE DEED dated 19/08/2014 between Mrs. Annamma Joy Vargughese as "Vendor" AND Mr. Mahendar Singh A. Gulwan as "Purchaser" registered at Sr. No. 1569/2014 before the Sub-registrar of Assurances, Ulhasnagar - 1.

TRANSACTION 2016:

REGISTERED SALE DEED dated 07/04/2016 between (i) Mr. Robinsingh Hoshiyarsingh Palthiya and (ii) Shri Mahendar Singh A. Gulwan as "Vendor" AND M/s. Supreme Fabrics Pvt. Ltd. Through its Director Shri Satpalsingh J. Chawla as "Purchaser" registered at Sr. No. 753/2016 before the Sub-registrar of Assurances, Ulhasnagar - 1.

TRANSACTION 2022:

REGISTERED JOINT VENTURE AGREEMENT dated 13/01/2022 between M/s. Supreme Fabrics Pvt. Ltd. Through its Director Shri Satpalsingh Jaimalsingh Chawla as "Owner" and Shri Ghanshamdas Ramchand Bathija as "Developer" registered at sr. no. 573/2022 before Sub-registrar, Ulhasnagar, - 1.


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Ref. No.

Date : / /

/ 20

Date: 08/08/2022

ENCUMBRANCE CERTIFICATE

This is to certify that All that piece and parcel of Block No. A - 437, Room / Tenement No. 874, C.T.S. No. 20785, situated at Subhash Tekdi, Ulhasnagar - 4, district Thane, area adm. about 250 sq. yards equivalent to 2250 sq. feets, assessed under Municipal Ward No. 39, Property No. 39DO018869500 & 39DO012855000, within the limits of Ulhasnagar Municipal Corporation (Hereinafter Be Referred To As 'The Said Plot / The Said Property') is owned by M/s. Supreme Fabrics Pvt. Ltd. Through its Director Shri Satpalsingh Jaimalsingh Chawla as "Owner" and Shri Ghanshamdas Ramchand Bathija as "Developer". The search taken of the said property does not reveal any adverse entry and from inspection of the documents, it can be certified that there is no encumbrance on the said property.



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