

VASANT MAHADEO NAMJOSHI

B.A.LLB.ADVOCATE

A/1, Kalptaru Plaza, Katrang Road

Khopoli, Tal. Khalapur, Dist. Raigad

MOB.—8308099972

Email Id—namjoshiyasant1956@gmail.com

To

MahaRERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to plot no.24, CTS No.-
-1660+1662+1663+1780/21,

C.S./H.N.No—56/1+2+4/B+1,56/1+2+4/B+2, 57/4A,57/5,58, Situated
at Village CHINCHAVLI-SHEKIN, Khopoli Municipal Council, Taluka
Khalapur, District Raigad (hereinafter referred as the said plot”).

I have investigated the title of the said plot on the request of M/S
Shree Mahalaxmi Home Makers-Owners/Promoter and following
documents i.e :-

1) Description of the property.

All those parcels of Residential Non-Agricultural Plot of Land lying
within territorial Boundaries of Village CHINCHAVLI-SHEKIN, Khopoli
Municipal Council, Taluka Khalapur, District Raigad, being Plot No.24
out of Survey Number / Hissa No. 56/1+2+4/B+1,56/1+2+4/B+2,
57/4A,57/5,58 ,City Survey No. 1660+1662+1663+1780/21.

2) The documents of allotment of plot.

i) Property card

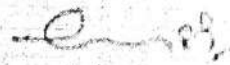
Adv. Vasant Mahadeo Namjoshi

MAH-1194/1983, A1 Kalptaru Plaza, Katrang Road,
Khopoli, Tal. - Khalapur, Dist. - Raigad- 410 203

- ii) Deed of conveyance dated 01/02/2011, executed by M/s. Shivshakti Enclaves Pvt. Ltd. in favour of Smt. Sonal K. Sheth
 - iii) Deed of conveyance dated 06/9/2019, executed by Sonal K. Sheth in favour of present owners
 - iv) N.A. Permission (part of conveyance deed stated above)
 - v) Building permission/Commencement Certificate dated 13/01/2020 given by Khopoli Municipal Council, Supplementary Commencement Certificate Dated 3/05/2021.
 - vi) Revenue Mutation entries number 461,693,1376,1660
 - vii) City Survey Mutations Mutation Entry No.1730, Mutation Entry No.1757/19
 - viii) 7/12 extract or property card issued by Talathi Chinchavli-Shekin, dated ,
- 3) Search report for 30 years from year 1989 till 2020.
- 4) 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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)
- 5) Owners of the land--Shree Mahalaxmi Home Makers --
- 6) CTS No. 1660+1662+1663+1780/21, Survey Number / Hissa No. 56/1+2+4/B+1, 56/1+2+4/B+2, 57/4A, 57/5, 58
- 7) The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure A.

Encl : Annexure A.

Date :28/05/2021


Advocate

Adv. Vasanti Mahadeo Nandgaonkar

MAIL-1194/1983, 117, P. 1, P. 2, P. 3, P. 4, P. 5, P. 6, P. 7, P. 8, P. 9, P. 10, P. 11, P. 12, P. 13, P. 14, P. 15, P. 16, P. 17, P. 18, P. 19, P. 20, P. 21, P. 22, P. 23, P. 24, P. 25, P. 26, P. 27, P. 28, P. 29, P. 30, P. 31, P. 32, P. 33, P. 34, P. 35, P. 36, P. 37, P. 38, P. 39, P. 40, P. 41, P. 42, P. 43, P. 44, P. 45, P. 46, P. 47, P. 48, P. 49, P. 50, P. 51, P. 52, P. 53, P. 54, P. 55, P. 56, P. 57, P. 58, P. 59, P. 60, P. 61, P. 62, P. 63, P. 64, P. 65, P. 66, P. 67, P. 68, P. 69, P. 70, P. 71, P. 72, P. 73, P. 74, P. 75, P. 76, P. 77, P. 78, P. 79, P. 80, P. 81, P. 82, P. 83, P. 84, P. 85, P. 86, P. 87, P. 88, P. 89, P. 90, P. 91, P. 92, P. 93, P. 94, P. 95, P. 96, P. 97, P. 98, P. 99, P. 100, P. 101, P. 102, P. 103, P. 104, P. 105, P. 106, P. 107, P. 108, P. 109, P. 110, P. 111, P. 112, P. 113, P. 114, P. 115, P. 116, P. 117, P. 118, P. 119, P. 120, P. 121, P. 122, P. 123, P. 124, P. 125, P. 126, P. 127, P. 128, P. 129, P. 130, P. 131, P. 132, P. 133, P. 134, P. 135, P. 136, 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VASANT MAHADEO NAMJOSHI

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ANNEXURE A

FLOW OF THE TITLE OF THE SAID LAND.

Sr No.

- 1) 7/12 extract/P.R. Card as on date of application for registration.
- 2) Mutation Entry No—
 - a) Revenue Mutation entries number 461, 693, 1376, 1660
 - b) City Survey Mutations Mutation Entry No. 1730, Mutation Entry No. 1757/19

a) Revenue record

1) Mutation Entry No. 461

It is revealed from the mutation number 461 that originally, the land in its previous tenure as an agricultural land was described as Survey Number /Hissa Number 57/4a, 56/1+2+4, 57/5, 58/0, 56/1+2+4/b1 in the village revenue record. It appears that its previous owners Shri Dinkar Arjun Umap and Geetabai Dinkar Umap prepared N.A. lay-out dividing the said entire land into 40 residential N.A. plots of land, providing internal roads and open space therein. The said lay-out has been sanctioned by the Town planning authority Alibag, Raigad And The District Collector, Alibag, Raigad has given the permission to use the said 40 N.A. plots of land for residential purpose vide order at No. Masha/L.N.A./S.R./6964 dated 1/10/81


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The plot of land under search is one of them and is allotted number 21 for identification. The said mutation has been prepared on 8/1/82 and has been duly certified.

2) Mutation Entry No.693

It is revealed from the mutation number 693 that Shri Dinkar Arjun Umap and Geetabai Dinkar Umap partitioned all those N.A.Plots of land referred above in M.E.Number 461.As per the mutual arrangement plot No. 1 to 6 and 8 to 13 were allotted to Geetabai Dinkar Umap and plot No.14 to 43 had been allotted to Dinkar Arjun Umap. The said mutation has been prepared on 15/02/89 and has been duly certified.

3) Mutation Entry No.1376

It is revealed from the mutation number 1376 that by virtue of Registered Sale Deed dated 24/07/2007 Shri Dinkar Arjun Umap and Geetabai Dinkar Umap conveyed all those plots of lands to M/S Shivshakti Enclaves Pvt.Ltd, for a consideration of Rs.33,00,000/-.The property under consideration i.e.Plot No. 21 is one of them. The said mutation has been prepared on 26/07/2007 and has been duly certified on 10/08/2007

4)Mutation Entry No.1660

It is revealed from the mutation number 1660 that M/S Shivshakti Enclaves Pvt.Ltd caused to rearrange the lay-out plan by obtaining necessary permission from The District Collector,Raigad,Ailbag vide an order dated 02/12/2010.Accordingly area of Plot no.21 has been increased from 302Sq.Mtrs.to 643.50 Sq.Mtr. The said mutation has been prepared on 03/12/2010and has been duly certified on 06/12/2010.

b) City Survey Record

1) Mutation Entry No.1730

By virtue of Registered Sale Deed executed on 01/02/2011 and registered in the office of The Sub-Registrar,Khalapur at Sr.No.402/2011 on 01/02/2011,M/S Shivshakti Enclaves Pvt.Ltd. has sold, assigned and transferred The Said Plot to one Smt.Sonal K.Sheth.

2) Mutation Entry No.1757/19


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By virtue of Registered Sale Deed executed on 06/09/2019 and registered in the office of The Sub-Registrar, Khalapur at Sr.No.3814/2019 on 06/09/2019, Smt.Sonal K.Sheth has sold, assigned and transferred The Said Plot to The Present Owners.

- 3) Search report for 30 years from 1989 to 2020 Taken from Sub-Registrar office at Karjat and Khalapur
- 4) Any other relevant title --N.A.
- 5) Litigations if any --- Nil

Date :- 28/05/2021


Advocate.

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