



PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

FORMAT - A

(Circular 28/2021 dated 08/03/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to land bearing Survey No. 81/3/A area admeasuring about 0-34-60 Hectares 0-10-40 P. K. (i.e., **about 4500 sq. meters**) lying, being and situated at Village Pisarve, Taluka Panvel, District Raigad (hereinafter referred to as the "**said plot**").

I have investigated the title of the said plot on the request of **M/S. GAMI DEVELOPERS** through its Proprietor **Mr. Murji Bhanji Gami** and following documents i.e.: -

- 1) Description of the property.
- 2) Agreement to Sale dated 24/09/2014, bearing Registration No, **PVL-1/4735/2014.**
- 3) Sale Deed dated 30/07/2015, bearing Registration No. **PVL-1/3861/2015.**
- 4) Sale Deed dated 19/11/2016, bearing Registration No. **PVL-4/9891/2016.**
- 5) Sale Deed dated 27/06/2022, bearing Registration No. **PVL-2/9122/2022.**
- 6) Power of Attorney dated 27/06/2022, bearing Registration No. **PVL-2/9123/2022.**
- 7) Mutation Entry No. 2330 dated 29/08/2022 by Circle Officer, Taloja Pachanand, Taluka Panvel, District Raigad.





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- 8) Simple Mortgage Deed (Without Possession) dated 18/10/2022, bearing Registration No. **PVL-5/16836/2022**.
- 9) 7/12 extract issued by Government of Maharashtra dated 30/08/2022.
- 10) Search Report for 14 years from 2010 till 2023.

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 **M/S. GAMI DEVELOPERS** through its Proprietor Mr. Murji Bhanji Gami as the Owner/Developer is clear, marketable and without any encumbrances except the encumbrance(s) mentioned under this report.

Owner/Developer of the said Plot:

M/S. GAMI DEVELOPERS through its Proprietor **Mr. Murji Bhanji Gami**: land bearing Survey No. 81/3/A area admeasuring about 0-34-60 Hectares 0-10-40 P. K. (i.e., **about 4500 sq. meters**) lying, being and situated at Village Pesarve, Taluka Panvel, District Raigad

The report reflecting the flow of the title of the **M/S. GAMI DEVELOPERS** through its Proprietor Mr. Murji Bhanji Gami as the Owner/Developer on the said Plot is enclosed herewith as Annexure.

Encl: Annexure.





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(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID PLOT

Sr. No.

- 1) Search Report for 14 years from 2010-2023 taken from Online Search Report, bearing Receipt No.: **MH007875425202324E** dated **08/09/2023**.
- 2) At the relevant time M/s. Real Land Private Limited was the absolute owner of the land bearing Survey No. 81 Hissa No. 3/1, area admeasuring about 0-30-00 Hectare, 0-15-00 P.K. i.e. 4500 sq. mtrs lying, being and situated at Village Pisarve, Taluka Panvel, District Raigad (herein after referred to as the "**said land**").
- 3) By virtue of Agreement to Sale dated **24/09/2014**, whereby M/s. Real Land Private Limited, agreed to sell, transfer and assign all his rights, title, interest and benefits with respect to the said land in favour of Shri. Nitin Abasaheb Kadam and the same is registered with sub-registrar of assurances Panvel bearing Registration No. **PVL-1/4735/2014** dated **24/09/2014** (herein after referred to as the "**said Agreement to Sale**").
- 4) By virtue of Sale Deed dated **30/07/2015** whereby M/s. Real Land Private Limited sold, transferred and assigned all their rights, title, interest and benefits with respect to the said land in favour of Shri. Nitin Abasaheb Kadam through its





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power of attorney holder Kiran Shantaram Zunjarrao and the same is registered with sub-registrar of assurances Panvel bearing Registration No. **PVL-1/3861/2015** dated **30/07/2015** (herein after referred to as the "**said Sale Deed No.1**").

- 5) By virtue of Sale Deed dated **19/11/2016**, whereby Shri Nitin Abasaheb Kadam, sold, transferred and assigned all his rights, title, interest and benefits with respect to the said land in favour of Shri Rajesh @ Rajeshkumar Vasantray Doshi and the same is registered with Sub-Registrar of Assurances, Panvel bearing Registration No. **PVL-4/9891/2016** dated **19/11/2016**. (herein after referred to as the "**said Sale Deed No.2**").
- 6) By virtue of Sale Deed dated **27/06/2022**, whereby Shri Rajesh @ Rajeshkumar Vasantray Doshi being Party of the Second Part therein sold, transferred and assigned all his rights, title, interest and benefits with respect to the said land in favour of Shri Murji Bhanji Gami being party of the First Part therein, and the same is registered with Sub-Registrar of Assurances, Panvel bearing Registration No. **PVL-2/9122/2022** dated **27/06/2022** (herein after referred to as the "**said Sale Deed No.3**").
- 7) In pursuance of the said Sale Deed No.3, Shri. Rajesh @ Rajeshkumar Vasantray Doshi executed a separate Power of Attorney dated **27/06/2022** with respect to the said land in favour of Shri Murji Bhanji Gami and the same is registered with Sub-Registrar of Assurances, Panvel bearing Registration No. **PVL-2/9123/2022** (herein after referred to as the "**said Power of Attorney**").





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- 8) As per M. E. No. 2330 dated **22/08/2022**, it has been recorded that, vide Order No. हक्कनौद/कात-4/1648/8441/2022/2022 dated 04/08/2022 issued by the Hon'ble Tahsildar, Panvel, it was directed to close the old 7/12 Extract pertaining to Survey No. 81 Hissa No. 3/1, area admeasuring about 0-30-00 Hectare, 0-15-00 P. K., i.e., 4500 Sq. meters, i.e., the said land and new Hissa as per transformed area was created bearing new Survey No. **81/3/A**, area admeasuring about 0-34-60 Hectares 0-10-40 P.K. i.e., about 4500 sq. mtrs (herein after referred to as the "**said plot**").
- 9) Subsequently, a Simple Mortgage Deed (Without Possession) dated **18/10/2022** has been executed between Shri. Murji Bhanji Gami being the Mortgagor and Mr. Pratik Praful Shah being the Mortgagee. That Shri. Murji Bhanji Gami borrowed a loan of Rs. 3,50,00,000/- (Rupees Three Crore Fifty Lakhs Only) against the said plot from Mr. Pratik Praful Shah and the same is duly registered with Sub-Registrar of assurances at Panvel, under Registered Document Serial No. **PVL-5/16836/2022** (herein after referred to as the "**said Mortgage Deed**").

Place: Navi Mumbai.

Date: 08/09/2023



Mr. Parth Chande

Advocate

