



To, Maha RERA,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 42, Hissa No. 6, area admeasuring 2710 Square Meter, situated at Village - Koynavele, Taluka - Panvel, District - Raigad (**hereinafter referred as the “said plot”**).

I have investigated the title of the said plot on the request of M/s. Gaurav Enterprises through its partners 1) Mahesh Ramchandra Patil, 2) Deepak Ramchandra Patil, 3) Pritam Ramchandra Patil, 4) Raj Ramchandra Patil, having its principal place of business at – Shop No. 15/16, Mahadev Heights, Survey No. 42/6, Ghotcamp Koynavele Village, Taluka – Panvel, District – Raigad, State – Maharashtra, Pin - 410208 and following documents i.e:

1) Description of the property:

Survey No. 42, Hissa No. 6, area admeasuring 2710 Square Meter, situated at Village - Koynavele, Taluka - Panvel, District – Raigad.

2) The Documents of allotment of plot:

- i) Gift Deed dated 08th of March 2022 executed by Ramchandra Mahadu Patil in favour of 1) Mahesh Ramchandra Patil, 2) Deepak Ramchandra Patil, 3) Pritam Ramchandra Patil, 4) Raj Ramchandra Patil.

- ii) Sale Deed dated 21st August 2023 executed by 1) Mahesh Ramchandra Patil, 2) Deepak Ramchandra Patil, 3) Pritam Ramchandra Patil, 4) Raj Ramchandra Patil in favour of M/s. Gaurav Enterprises through its partners 1) Mahesh Ramchandra Patil, 2) Deepak Ramchandra Patil, 3) Pritam Ramchandra Patil, 4) Raj Ramchandra Patil.
- iii) Deed of Partnership dated 12th of March 2022 of M/s. Gaurav Enterprises.
- iv) Development permission dated 15th March 2024 issued by Panvel Municipal Corporation.

3) 7/12 extract or property card, mutation entry:

- i) 7/12 extract of Survey No. 42, Hissa No. 6, area admeasuring 2710 Square Meter, situated at Village - Koynavele, Taluka - Panvel, District – Raigad
- ii) Mutation entries nos. 5, 72, 135, 180, 387, 390, 444, 453, 492, 585, 606, 661, 735, 745, 754, 759.

4) Search report for 30 years:

Search Report issued by Adv. Kuldeep Patil for 30 years from year 1995 to 2024.

2/- 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 M/s. Gaurav Enterprises through its partners 1) Mahesh Ramchandra Patil, 2) Deepak Ramchandra Patil, 3) Pritam Ramchandra Patil, 4) Raj Ramchandra Patil, is clear, marketable and without any encumbrances.



ADV. PRATIK CHANDRAKANT PATIL

[BLS LLB]

ADVOCATE HIGH COURT

OFFICE : Flat No. 102, Shree Balaji Co. Op. Housing Society, Swami Nityanand Marg,
Near Saraswat Bank, Panvel, Tal – Panvel, Dist - Raigad, 410206, Contact no. 9220255259

Owners of the land:

M/s. Gaurav Enterprises.

Qualifying comments/remarks if - Nil

3/- The report reflecting the flow of the title of the M/s. Gaurav Enterprises through its partners 1) Mahesh Ramchandra Patil, 2) Deepak Ramchandra Patil, 3) Pritam Ramchandra Patil, 4) Raj Ramchandra Patil on the said land is enclosed herewith as annexure.

Date: 31/05/2024

Advocate.

Encl: Annexure.

FORMAT A

Circular No. 28/2021

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1. 7/12 extract or property card as on date of application for registration.**

I perused the 7/12 extract of the said plot. It shows the name of M/s. Gaurav Enterprises as occupant. Area of the said plot is 2710 square meter. The said plot is non-agriculture.

- 2. Mutation entries nos. 5, 72, 135, 180, 387, 390, 444, 453, 492, 585, 606, 661, 735, 745, 754, 759.**

I perused the mutation entry no. 72. It shows that, the revenue village of said plot was “Ghotcamp”. In the year 1986 The Maharashtra Government by its official gazette dated 24th December 1986 changed the name of “Ghotcamp” Village to “Koynavele” Village. The change in the name of village is mutated in revenue record by mutation entry no. 72, which is approved on 03rd January 1994

I perused the mutation entry no. 387. It shows that, after the death of Sundarabai Revan Mhatre, who was one of the occupants of the said plot, the name of her legal heirs 1) Nanda Bhalchandra Patil (daughter), 2) Ananta Revan Mhatre (son), 3) Shripat Revan Mhatre (son) were mutated into record of rights of the said plot via mutation entry no. 387



OFFICE : Flat No. 102, Shree Balaji Co. Op. Housing Society, Swami Nityanand Marg,
Near Saraswat Bank, Panvel, Tal – Panvel, Dist - Raigad, 410206, Contact no. 9220255259

I perused the mutation entry no. 390. It shows that, 1) Hirabai Baliram Patil, 2) Krushnabai Balaram Patil, 3) Chandrabai Mahadu Patil, 4) Nanda Bhalchandra Patil, 5) Ananta Revan Mhatre, 6) Shripat Revan Mhatre, releases their right in the said plot in favour of Ramchandra Mahadu Patil. The said Release Deed is registered at office of Sub Registrar at Panvel at document serial no. 4876/2014. The said transaction is mutated into record of right of the said plot via mutation entry no. 390.

Said Ramchandra Mahadu Patil gifted the said plot to his children 1) Mahesh Ramchandra Patil, 2) Deepak Ramchandra Patil, 3) Pritam Ramchandra Patil, 4) Raj Ramchandra Patil, by registered Gift Deed dated 08th of March, 2022, which is duly executed and registered at office of Sub Registrar of Panvel, at document serial no. PVL – 5/ 3853/2022

I perused the mutation entry no. 745. It shows that, 1) Mahesh Ramchandra Patil, 2) Deepak Ramchandra Patil, 3) Pritam Ramchandra Patil, 4) Raj Ramchandra Patil executed a registered sale deed dated 21st August 2023 in favour of M/s. Gaurav Enterprises, which is duly executed and registered at office of Sub Registrar Panvel, at document serial no. 11491/2023.

I perused the mutation entry no. 754. It shows that, Mr. Deepak Ramchandra Patil made an application under the provisions of Maharashtra Land Revenue Code, section 42 (b), (c), (d) for the change is user of the said land from agriculture to

non-agriculture purpose. Tahasidar of Panvel by its order dated 22nd September 2023 granted its permission to use the said land for non-agriculture purpose. Accordingly, the noting of change in use for non-agriculture purpose is recording into other right column of the said plot via mutation entry no. 754.

3. Search report for 30 years from 1995 to 2024 taken from sub-registrar office at Panvel, -

Adv. Kuldeep Patil has carried out search in respect of Index II record for the period of 30 years from 1995 to 2024, in the office of Sub Registrar at Panvel. The search report issued by Adv. Kuldeep Patil is annexed herewith. While conducting search as sated above, the following documents are found to be registered in respect of said plot:

a) Release Deed, dated 13th July 2014

Assignor - 1) Hirabai Baliram Patil, 2) Krushnabai Balaram Patil, 3) Chandrabai Mahadu Patil, 4) Nanda Bhalchandra Patil, 5) Ananta Revan Mhatre, 6) Shripat Revan Mhatre

Assignee – Ramchandra Mahadu Patil

Document Registration No. PVL – 5 – 4876/2014

b) Gift Deed dated 08th of March, 2022

Assignor - Ramchandra Mahadu Patil

Assignee - 1) Mahesh Ramchandra Patil, 2) Deepak Ramchandra Patil, 3) Pritam Ramchandra Patil, 4) Raj Ramchandra Patil.



OFFICE : Flat No. 102, Shree Balaji Co. Op. Housing Society, Swami Nityanand Marg,
Near Saraswat Bank, Panvel, Tal – Panvel, Dist - Raigad, 410206, Contact no. 9220255259

Document Registration No. PVL – 5/ 3853/2022

c) Sale Deed dated 21st August 2023

Assignor - 1) Mahesh Ramchandra Patil, 2) Deepak
Ramchandra Patil, 3) Pritam Ramchandra
Patil, 4) Raj Ramchandra Patil

Assignee - M/s. Gaurav Enterprises through its partners
1) Mahesh Ramchandra Patil, 2) Deepak
Ramchandra Patil, 3) Pritam Ramchandra
Patil, 4) Raj Ramchandra Patil.

Document Registration No. PVL – 4- 11491/2023

4. Any other relevant title – NA

5. Litigation if any - NIL

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 M/s. Gaurav Enterprises through its partners 1) Mahesh Ramchandra Patil, 2) Deepak Ramchandra Patil, 3) Pritam Ramchandra Patil, 4) Raj Ramchandra Patil is clear, marketable and without any encumbrances.

Date: 31/05/2024

Advocate.