



HANUMAN N. BHOIR

B.A.L.L.B. & G.D.C.A & ACCOUNTANCY

ADVOCATE HIGH COURT



Ref No. Ref No. Maha Rera

Date : 18/09/2023

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Land bearing Survey No. 83/1 admeasuring 0-33-3 (H-R-P), Survey No. 84/2 admeasuring 0-18-3 (H-R-P), Survey No. 85/1A admeasuring 0-29-0 (H-R-P), Survey no. 85/2A admeasuring 0-44-5 (H-R-P), 85/2B admeasuring 0-37-7 (H-R-P), Situated at Village Shill, Taluka & District Thane. (Hereinafter referred as the said land "Survey No. 83/1, 84/2, 85/1A, 85/2A, 85/2B,)

I have investigated the title of the said Survey Nos. on the request of (M/s Haware Properties LLP) and the following documents i.e.:-

- 1) Description of the property. :- Survey No. 83/1 admeasuring 0-33-3 (H-R-P), Survey No. 84/2 admeasuring 0-18-3 (H-R-P), Survey No. 85/1A admeasuring 0-29-0 (H-R-P), Survey no. 85/2A admeasuring 0-44-5 (H-R-P), 85/2B admeasuring 0-37-7 (H-R-P), situated at Village Shill, Taluka & District Thane.
- 2) The documents of allotment of Land. :-
 - a. Joint Development Agreement TNN-3-8818/2020
 - b. Irrevocable Power of Attorney TNN-3-8820/2020
- 3) 7x12 extract issued through Talathi Saja Shill, Mutation Entry no. 93, 102, 165, 172, 202, 203, 248, 265, 325, 366, 370, 388, 581, 582, 586, 601, 602, 718, 738, 761, 808, 817, 818, 826, 839, 865, 866, 924, 925, 928, 1019, 1028, 1029, 1030, 1061, 1072, 1078, 1087, 1158, 1159, 1346, 1410, 1763, 1816, 1991, 2178, 2238, 2504, 2674, 3301.
- 4) Search report for 30 years from Shri Mehul Bhoir from 1994 till 2023.

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of developer viz. M/s Haware Properties LLP is clear, marketable and without any encumbrances.

5) Owners of the land

1) M/s Patel Wood Works And Timber Mart.

(4) Qualifying comments/remarks if any

Encl : Annexure 'A'

Date: 18-09-2023




Hanuman N. Bhoir
Advocate.



HANUMAN N. BHOIR

B.A.L.L.B. & G.D.C.A & ACCOUNTANCY

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Office Add :- Shop No. 1, Narayani App, Behind Torrent Power Office, Kap Ali, Tal- Bhiwandi Dist Thane - 421 302
Email-hanumanbhoir777gmail.com

Ref No.



Annexure 'A'

Date : 18/09/2023

FLOW OF THE TITLE OF THE SAID LAND.

The above-mentioned properties are collectively referred to as "Said Properties".

I have caused the Search to be made in respect of the above-referred Properties in the office of Sub-registrar Thane from 1992 till 10/02/2021. Published a public notice in Daily Maharashtra Janmudra on 29/10/2020, calling upon objections from the public at large against the issuance of a title certificate in respect of said properties. However, no objection has been received till today. I have also gone through the revenue records and the title documents in respect of the said properties.

As regards property bearing Survey No. 83, Hissa No. 1 admeasuring 0-33-3 (H-R-P), Assessment Rs.3.94 of Village Shill, Taluka & District Thane it is observed that the said property was owned by M/s. Patel Wood Works And Timber Mart. Out of the partners one Smt. Pushapaben Shamji Patel retired from the said partnership firm and therefore her name was deleted from the 7/12 extract and the names of other partners namely Pravina Dinesh Patel, Haresh Dinesh Patel & Jagdish Dinesh Patel were retained in the record of rights as partners of the said M/s. Patel Wood Works And Timber Mart as the owners thereof. The mutation entry no. 1078 was recorded on 22/09/1988. Thereafter Pravina Dinesh Patel, Haresh Dinesh Patel & Jagdish Dinesh Patel were inducted as partners in the said firm M/s. Patel Wood Works & Timber Mart. The mutation entry no. 2238 was accordingly recorded.

As regards property bearing Survey No. 84, Hissa No. 2 admeasuring 0-18-3 (H-R-P), Assessment Rs.3.50 of Village Shill, Taluka & District Thane it is observed that the said property was owned by Mr. Joma Krishna Mhatre. He sold the said property to M/s. Patel Wood Works And Timber Mart, through its partners Smt. Pushapaben Shamji Patel, Mr Dinesh Manji Patel & Kirti Manji Patel. The mutation entry no. 1072 was recorded in records of rights vide M.E. No. 1072 on 06/09/1988. However, the said sale was against the provisions of Section 43 of BTAL Act. Thus the remark with regard to the sale was kept in the other rights column. However, Kirti Manji Patel & Kamlaben Jethabhai Patel released their rights in the said property by Deed of Release dated 31/01/2006, and thus their names were removed and the name of Dinesh Manji Patel was recorded in the 7/12 extract. The mutation entry no. 1410 was recorded accordingly on 25/05/2006. It has been observed that by order dated 23/05/2011 passed by S.D.O. Thane in case no. SR- 36/2011, the sale permission U/s. 43(1) read with rule 25 (A) (1) (E) was obtained and the mutation entry no. 1816 was recorded on 30/05/2011. The remark recorded in the other rights

column were also removed. Thereafter Pravina Dinesh Patel, Haresh Dinesh Patel & Jagdish Dinesh Patel were inducted as partners in the said firm M/s. Patel Wood Works & Timber Mart. The mutation entry no. 2238 was accordingly recorded.

As regards property bearing Survey No. 85, Hissa No. 1A admeasuring 0-29-0 (H-R-P), Assessment Rs.4.63, Survey No.86, Hissa No.3 admeasuring 0-35-0 (H-R-P), Assessment Rs.6.50 and Survey No.87, Hissa No. 1A admeasuring 0-10-0 (H-R-P), Assessment Rs.1.90 of Village Shil, Taluka & District Thane it is observed that the said property was owned by Mr. Baliram Kathod Alimkar. After his demise the names of his legal heirs Smt. Sitabai Kathod Alimkar, Draupadabai Kathod Alimkar, Smt.Ambabai Ragunath Gaikar, Smt. Jipreebai Jagannath Patil and Kamalakhar Kathod Alimkar. They sold the said property to M/s. Patel Wood Works & Timber Mart, through its partners Smt. Pushapaben Shamji Patelm Dinesh Manji Patel & Kirti Manji Patel. The mutation entry no. 2178 was recorded in records of rights on 22/04/2013. Thereafter Pravina Dinesh Patel, Haresh Dinesh Patel & Jagdish Dinesh Patel were inducted as partners in the said firm M/s. Patel Wood Works & Timber Mart. The mutation entry no. 2238 was accordingly recorded.

As regards property bearing Survey No. 85, Hissa No. 2A admeasuring 0-44-5 (H-R-P), Assessment Rs.7.00 and 85, Hissa No. 2B admeasuring 0-47-7 (H-R-P), Assessment Rs.0.94, Survey No. 87, Hissa No. 2A admeasuring 0-27-0 (H-R-P), Assessment Rs.5.95, Survey No. 87, Hissa No. 2B admeasuring 0-22-5 (H-R-P), Assessment Rs.4.80, Survey No. 89, Hissa No. 1 admeasuring 0-33-4 (H-R-P), Assessment Rs.5.44, of Village Shil, Taluka & District Thane it is observed that the said property was owned by M/s. Patel Wood Works And Timber Mart. Out of the partners one Smt. Pushapaben Shamji Patel retired from the said partnership firm and therefore her name was deleted from the 7/12 extract and the names of other partners namely Dinesh Manji Patel and Kirti Manji Patel were retained in the record of rights as partners of the said M/s. Patel Wood Works And Timber Mart as the owners thereof. The mutation entry no. 1078 was recorded on 22/09/1988. However, Kirti Manji Patel & Kamlaben Jethabhai Patel released their rights in the said property by Deed of Release dated 31/01/2006 and thus their names were removed and the name of Dinesh Manji Patel was recorded in the 7/12 extract. The mutation entry no. 1410 was recorded accordingly on 25/05/2006. Thereafter Pravina Dinesh Patel, Haresh Dinesh Patel & Jagdish Dinesh Patel were inducted as partners in the said firm M/s. Patel Wood Works & Timber Mart. The mutation entry no. 2238 was accordingly recorded.

Therefore the M/s. Patel Wood Works and Timber Mart, the registered partnership firm through its partners (1) Dinesh Manji Patel, (2) Haresh Dinesh Patel, (3) Jagadish Dinesh Patel, and (4) Mrs. Pravina Dinesh Patel are the owners of the above mentioned all properties.

By Joint Development Agreement executed by the said owners on 02/09/2020 which is duly registered in the office of S.R.O. Thane at document Serial No. TNN-3-8818-2020 in favor of M/S. Haware Properties LLP, a registered partnership firm, the said owners have irrevocably granted the right of development of the said properties. The said owners have also executed an irrevocable power of attorney in favor of M/S. Haware Properties LLP on the same day which is duly registered in the office of S.R.O. Thane at document Serial No. TNN-3 8820-2020.

Therefore in my considered opinion the title of M/s. Patel Wood Works and Timber Mart, the registered partnership firm through its partners (1) Dinesh Manji Patel, (2) Haresh Dinesh Patel, (3) Jagadish Dinesh Patel, and (4) Mrs. Pravina Dinesh Patel to the above mentioned is clear and marketable and free from all encumbrances.

It is also certified that M/S. Haware Properties LLP, a registered partnership firm having its office at 2305, 23rd floor, Haware Infotech Park, Sector 30 A, Vashi, Navi-Mumbai 400705 are having irrevocable rights of Joint Development of said properties, as per the plans that shall be sanctioned by the planning authorities that the Thane Municipal Corporation and are also authorized to sell the constructed premises out of the said project of its share to the third parties for valid consideration to any third party,

Sr. No.

- 1) Survey No. 83/1 admeasuring 0-33-3 (H-R-P), Survey No. 84/2 admeasuring 0-18-3 (H-R-P), Survey No. 85/1A admeasuring 0-29-0 (H-R-P), Survey no. 85/2A admeasuring 0-44-5 (H-R-P), 85/2B admeasuring 0-37-7 (H-R-P), Situated at Village Shill, Taluka & District Thane.
- 2) Mutation Entry No 93, 102, 165, 172, 202, 203, 248, 265, 325, 366, 370, 388, 581, 582, 586, 601, 602, 718, 738, 761, 808, 817, 818, 826, 839, 865, 866, 924, 925, 928, 1019, 1028, 1029, 1030, 1061, 1072, 1078, 1087, 1158, 1159, 1346, 1410, 1763, 1816, 1991, 2178, 2238, 2504, 2674.
- 3) Search report for 30 years from 1994 till 2023 Taken from Sub-Registrars's office at Thane1 to 12.
- 4) Any other relevant title.
- 5) Litigations if any.

Date: 18/09/2023



HNB
Hanuman N. Bhoir
Advocate