

**CIRCULAR NO. 28/2021****To****Maha RERA****LEGAL TITLE REPORT**

Sub: Commencement Certificate is issued dated 23/2/2023 on Old Survey No 400, New Survey No 58, Hissa No 9,13,14,16,17,19,20,21A,21B,22,23 and Old Survey No 401, New Survey No 55 Hissa No 13A out of the total plot area project " Unique Estate Type C Wing D" is constructed on plot area 1010 Sq. meter vide Old Survey No 400, New Survey No 58, Hissa No 16. Title clearance certificate with respect to bearing Old Survey No 400, New Survey No 58, Hissa No 16 admeasuring 1010 Sq. meters, lying being and situate at Revenue village Goddeo, Bhayandar (East), Taluka & District Thane and Sub-District of Thane and within Limits of Mira Bhayandar Municipal Corporation. (Hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s Siddhivinayak Developers, having its office at shop no 3, Arihant Darshan, 90 Feet road, Near IDBI Bank, Bhayandar (West), Thane-401101 following documents i.e.: -

1) Description of the property.

- a) Old Survey No 400, New Survey No 58, Hissa No 16 admeasuring 1010 Sq. meters, lying being and situate at Revenue village Goddeo, Bhayandar (East), Taluka & District Thane



2) The documents of allotment of plot

- i. Development Agreement, dated 4th February, 2008 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/01214/2008 executed by Shri Padmakar Tulsiram Patil, Ms. Prajyoti Padmakar Patil, Shri Vasant Tulsiram Patil, Shri Dhiraj Vasant Patil, Shri Milind Vasant Patil, Shri Subhash Tulsiram Patil, Shri Jayesh Subhash Patil, Shri Kunal Suabhash Patil, Shri Ranjan Tulsiram Patil, Shri Sachin Ranjan Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil, Shri Jitendra Jayant Patil, Shri Chinmay Jayant Patil and Smt. Shakuntala Devendra Patil in favour of M/s. Seven Eleven Construction Pvt. Ltd. in respect of the said property.
- ii. Irrevocable General Power of Attorney, dated 4th February, 2008 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01215/2008 executed by Shri Padmakar Tulsiram Patil, Ms. Prajyoti Padmakar Patil, Shri Vasant Tulsiram Patil, Shri Dhiraj Vasant Patil, Shri Milind Vasant Patil, Shri Subhash Tulsiram Patil, Shri Jayesh Subhash Patil, Shri Kunal Suabhash Patil, Shri Ranjan Tulsiram Patil, Shri Sachin Ranjan Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil, Shri Jitendra Jayant Patil, Shri Chinmay Jayant Patil and Smt. Shakuntala Devendra Patil in favour of the directors of M/s. Seven Eleven Construction Pvt. Ltd. in respect of the said property.
- iii. Development Agreement, dated 15th March, 2012 registered in the office of the Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/1865/2012 executed by Shri Padmakar Tulsiram Patil, Shri Vasant Tulsiram Patil, Shri Subhash Tulsiram Patil, Shri Ranjan Tulsiram Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil and Smt. Shankuntala Devendra Patil with the consent and confirmation of M/s. Seven Eleven Construction Pvt. Ltd., in favour of M/s. Siddhivinayak Developers in respect of F.S.I. admeasuring 13,589 sq. feet in the building the then to be constructed on the said property.



iv. Irrevocable General Power of Attorney, dated 15th March, 2012 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/1866/2012 executed by Shri Padmakar Tulsiram Patil, Shri Vasant Tulsiram Patil, Shri Subhash Tulsiram Patil, Shri Ranjan Tulsiram Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil and Smt. Shankuntala Devendra Patil with the consent and confirmation of M/s. Seven Eleven Construction Pvt. Ltd., in favour of the partners of M/s. Siddhivinayak Developers conferring upon them several powers inter-alia power to construct a building by consuming F.S.I. admeasuring 13,589 sq. feet on the said property.

v. Deed of Conveyance, dated 8th July, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/5869/2013 executed by Smt. Devyani Harishchandra Patil and Smt. Nayana Bharat Taware in favour of M/s. Siddhi Vinayak Developers in respect of an area admeasuring 126.25 sq. meters out of total area admeasuring 1010 sq. meters forming the portion of the said property.

vi. Release Deed, dated 18th January, 2017 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/80/2017 executed by the Estate Investment Co. Pvt. Ltd., through its power of attorney Shri Jayant R. Khot had released, relinquished and given up their rights in the said property in favour of M/s. Seven Eleven Construction Pvt. Ltd.,

3) 7 /'12 extracts issued vide mutation entry no 132



4) Search report for 30 years from 1993 till 2023

- i. Search Report, dated 5th September, 2023 taken by Search Clerk-Shri P. Nikam in the office of Sub-Registrar of Assurance at Thane from the year 1993 to 2023 pertaining to the said property.

- I. 2/ - On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property pertaining to the aforesaid property and CERTIFY that in my opinion the title in view of M/s Siddhivinayak Developers become solely entitled to carry out development in the said land

And deal with the construction area thereon, the land is freehold private land and there have been no changes in the tenure of the land and the title of the land is clear, marketable and without ant encumbrances

Owners of the land

- i. **Shri Padmakar Tulsiram Patil, Ms.Prajyoti Padmakar Patil, Shri Vasant Tulsiram Patil, Shri Dhiraj Vasant Patil, Shri Subhash Tulsiram Patil, Shri Jayesh Subash Patil, Master Kunal Subhash Patil, Shri Ranjan Tulsiram Patil, Master Sachin Ranjan Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil, Master ChinmayJayant Patil and Smt. Shakuntala Devendra Patil,** owned an area admeasuring 883.75 sq. meters being the portion of total plot area 1010 sq.mtere, land bearing Old Survey No.400,New Survey No.58,Hissa No. 16, situate, lying and being at Village Goddeo,Bhayandar(East), Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation



2. **M/s. Siddhivinayak Developers** owned an area admeasuring 126.25 sq.meters being the portion of total plot area 1010 sq.mtere of land bearing Old Survey No.400, New Survey No. 58, Hissa No.16, situate, lying and being at Village Goddeo, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation

2) Qualifying comments/remarks if any.....

3/- The report reflecting the flow of the title of the Owner on the said land is enclosed herewith as annexure.

Encl: Annexure.

(CIRCULAR- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 /12 extract as on date 06th August 2023 of application for registration.
- 2) Search report for 30 years from 1993 till 2023 Taken from Sub-Registrar' office at Thane.
- 4) Any other relevant title.
- 5) Litigations if any NO.

Date: 05/12/2023

SWAPNIL GAWDE
ADVOCATE
(MAHARASHTRA)
35/745, A
Prabhadevi
030.
44335



FLOW OF TITLE OF THE SAID PROPERTY

THIS IS TO CERTIFY that I have investigated the title to land bearing land bearing Old Survey No.400, New Survey No.58, Hissa No. 16, admeasuring 1010 sq. meters,situate,lying and being at Village Goddeo, Bhayandar (East),Taluka and District Thane, in the Registration District and Sub-District of Thane and within the limits of the Mira Bhayandar Municipal Corporation owned by Shri Padmakar Tulsiram Patil, Ms.Prajyoti Padmakar Patil,Shri Vasant Tulsiram Patil, Shri Dhiraj Vasant Patil, Shri Subhash Tulsiram Patil, Shri Jayesh Subash Patil,Master Kunal Subhash Patil, Shri Ranjan Tulsiram Patil, Master Sachin Ranjan Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil,Master Chinmay Jayant Patil, Smt.Shakuntala Devendra Patil, Smt. Devyani Harishchandra Patil and Smt. Nayana Bharat Taware and have to state as hereunder.

1. Shri Narayan Sukur Patil was the owner of land bearing Old Survey No. 400, New Survey No.58, Hissa No.16, admeasuring 1010 sq. meters, situate, lying and being at Village Goddeo, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "First Property").
2. Shri Narayan Sukur Patil died in or about the year 1969 leaving behind his son by name Shri Tulsiram Narayan Patil and five married daughters namely Smt. Radhabai Shiniwar Patil, Smt.Ramabai Krishna Patil, Smt. Yesubai Pandurang Bhagat, Smt. Parvatibai Janardhan Bhoir and Smt. Sindhubai Jagannath Mhatre as his heirs and legal representatives entitled to the estate of the deceased including the first property.



3. Smt. Radhabai Shiniwar Patil, Smt. Ramabai Krishna Patil, Smt. Yesubai Pandurang Bhagat, Smt. Parvatibai Janardhan Bhoir and Smt. Sindhubai Jagannath Mhatre had given up their purported right, title, interest and share in the first property in favour of their brother Shri Tulsiram Narayan Patil and accordingly, only the name of Shri Tulsiram Narayan Patil came to be retained in the 7/12 extract of the first property vide a Mutation Entry No. 2832, dated 24th November, 1971 as the occupant/owner thereof.
4. Shri Tulsiram Narayan Patil died in or about the year 1985 leaving behind his widow by name Smt. Sitabai Tulsiram Patil, six sons namely Shri Padmakar Tulsiram Patil, Shri Vasant Tulsiram Patil, Shri Subhash Tulsiram Patil, Shri Ranjan Tulsiram Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil and a married daughter by name Smt. Shakuntala Devendra Patil as his heirs and legal representatives entitled to the estate of the deceased including the first property.
5. By a Mutation Entry No. 132, dated 30th August, 1988, the names of Smt. Sitabai Tulsiram Patil, Shri Padmakar Tulsiram Patil, Shri Vasant Tulsiram Patil, Shri Subhash Tulsiram Patil, Shri Ranjan Tulsiram Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil and Smt. Shakuntala Devendra Patil came to be recorded in the 7/12 extract of the first property as the heirs of late Shri Tulsiram Narayan Patil.
6. Smt. Radhabai Shiniwar Patil, Smt. Parvatibai Janardhan Bhoir, Smt. Vijaya Gajanan Bhoir, Smt. Vatsala Navnath Bhoir, Smt. Kalpana Gangadhar Mhatre, Smt. Kusum Hiraji Bhoir, Smt. Revati Janardhan Bhoir, Smt. Vanita Janardhan Mhatre, Smt. Narmada Ganpat Patil, Smt. Jamunabai Parshuram Bhoir and Smt. Bhagibai Ramchandra Patil had filed a R.T.S. Revision No. 139 of 1994 before the Sub Divisional Officer, Thane to challenge the Mutation Entry No. 2832, dated 24th November, 1971. By an Order, dated 6th January, 1995 passed in R.T.S. Revision No. 139 of 1994, the Sub Divisional Officer, Thane had set aside Mutation Entry No. 2832, dated 24th November, 1971.



7. On the basis of an Order, dated 6th January, 1995 passed by the Sub-Divisional Officer, Thane in R.T.S. Revision No. 139 of 1994, the names of Smt. Radhabai Shiniwar Patil, Smt. Parvatibai Janardhan Bhoir, Smt. Sindhubai Jagannath Mhatre, Smt. Ramabai Krishna Patil, Smt. Yesubai Pandurang Bhoir came to be recorded in the 7/12 extract of the first property vide a Mutation Entry No.383, dated 3rd May, 1995.
8. Being aggrieved by an Order, dated 6th January, 1995 passed by the Sub-Divisional Officer, Thane in R.T.S. Revision No.139 of 1994, Smt. Sitabai Tulsiram Patil, Shri Padmakar Tulsiram Patil, Shri Vasant Tulsiram Patil, Shri Subhash Tulsiram Patil, Shri Ranjan Tulsiram Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil and Smt. Shakuntala Devendra Patil had filed a R.T.S. Appeal No.30 of 1995 before the Addl. Collector (Appeals) Thane against Smt. Radhabai Shiniwar Patil, Smt. Parvatibai Janardhan Bhoir, Smt. Vijaya Gajanan Bhoir, Smt. Vatsala Navnath Bhoir, Smt. Kalpana Gangadhar Mhatre, Smt. Kusum Hiraji Bhoir, Smt. Revati Janardhan Bhoir, Smt. Vanita Janardhan Mhatre, Smt. Jamunabai Parshuram Bhoir and Smt. Bhagibai Ramchandra Patil. By an Order, dated 9th January, 1996, the Addl. Collector (Appeals) Thane had allowed R.T.S. Appeal No.30 of 1995 and thereby set aside an Order, dated 6th January, 1995 passed by the Sub-Divisional Officer, Thane in R.T.S. Revision No. 139 of 1994.
9. On the basis of an Order, dated 9th January, 1996 passed by the Addl. Collector (Appeals) Thane in R.T.S. Appeal No.30 of 1995, the names of Smt. Radhabai Shiniwar Patil, Smt. Parvatibai Janardhan Bhoir, Smt. Sindhubai Jagannath Mhatre, Smt. Ramabai Krishna Patil and Smt. Yesubai Pandurang Bhoir came to be deleted from the 7/12 extract of the first property vide a Mutation Entry No. 408, dated 6th February, 1996.



10. Being aggrieved by an Order, dated 9th January, 1996 passed by the Addl. Collector (Appeal) Thane in R. T.S. Appeal No.30 of 1995, Smt. Radhabai Shiniwar Patil, Smt. Parvatibai Janardhan Bhoir, Smt. Vijaya Gajanan Bhoir, Smt. Vatsala Navnath Bhoir, Smt. Kalpana Gangadhar Mhatre, Smt. Kusum Hiraji Bhoir, Smt. Revati Janardhan Bhoir, Smt. Vanita Janardhan Mhatre, Smt. Narmada Ganpat Patil, Smt. Jamunabai Parshuram Bhoir and Smt. Bhagibai Ramchandra Patil had filed a R. T.S. Revision No.21 of 1996 before the Addl. Commissioner, Konkan Division, Mumbai against Smt. Sitabai Tulsiram Patil, Shri Padmakar Tulsiram Patil, Shri Vasant Tulsiram Patil, Shri Subhash Tulsiram Patil, Shri Ranjan Tulsiram Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil and Smt. Shakuntala Devendra Patil. By an Order, dated 30th May, 1997, the Addl. Commissioner, Konkan Division, Mumbai had dismissed R.T.S. Revision No.21 of 1996.
11. Being aggrieved by an Order, dated 30th May, 1997 passed by the Addl. Commissioner, Konkan Division, Mumbai in R.T.S. Revision No.21 of 1996, Smt. Radhabai Shiniwar Patil, Smt. Parvatibai Janardhan Bhoir, Smt. Vijaya Gajanan Bhoir, Smt. Vatsala Navnath Bhoir, Smt. Kalpana Gangadhar Mhatre, Smt. Kusum Hiraji Bhoir, Smt. Revati Janardhan Bhoir and Smt. Vanita Janardhan Mhatre, Smt. Narmada Ganpat Patil, Smt. Jamunabai Parshuram Bhoir and Smt. Bhagibai Ramchandra Patil had filed a R. T.S. Revision No.2797/CR.757/L-6/CR.89/2001/A&R before the Secretary and Officer on Special Duty (Appeals) Revenue and Forests Department, Government of Maharashtra, Mumbai against Smt. Sitabai Tulsiram Patil, Shri Padmakar Tulsiram Patil, Shri Vasant Tulsiram Patil, Shri Subhash Tulsiram Patil, Shri Ranjan Tulsiram Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil and Smt. Shakuntala Devendra Patil. By an Order, dated 27th July, 2001, the Secretary and Officer on Special Duty (Appeals) Revenue and Forests Department, Government of Maharashtra, Mumbai had dismissed R.T.S. Revision No.2797/CR.757/L-6/CR.89/2001/A & R.



12. Smt. Sitabai Tulsiram Patil died intestate on 9th July, 2004 leaving behind Shri Padmakar Tulsiram Patil, Shri Vasant Tulsiram Patil, Shri Subhash Tulsiram Patil, Shri Ranjan Tulsiram Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil and Smt. Shakuntala Devendra Patil as her heirs and legal representatives entitled to the undivided share of the deceased in the first property.
13. By a Development Agreement, dated 4th February, 2008 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01214/2008, Shri Padmakar Tulsiram Patil, Ms. Prajyoti Padmakar Patil, Shri Vasant Tulsiram Patil, Shri Dhiraj Vasant Patil, Shri Milind Vasant Patil, Shri Subhash Tulsiram Patil, Shri Jayesh Subhash Patil, Shri Kunal Suabhash Patil, Shri Ranjan Tulsiram Patil, Shri Sachin Ranjan Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil, Shri Jitendra Jayant Patil, Shri Chinmay Jayant Patil and Smt. Shakuntala Devendra Patil had granted the development rights of the first property to M/s. Seven Eleven Construction Pvt. Ltd., at the price and on the terms and conditions stipulated therein.
14. In pursuance of Development Agreement, dated 4th February, 2008, Shri Padmakar Tulsiram Patil, Ms. Prajyoti Padmakar Patil, Shri Vasant Tulsiram Patil, Shri Dhiraj Vasant Patil, Shri Milind Vasant Patil, Shri Subhash Tulsiram Patil, Shri Jayesh Subhash Patil, Shri Kunal Suabhash Patil, Shri Ranjan Tulsiram Patil, Shri Sachin Ranjan Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil, Shri Jitendra Jayant Patil, Shri Chinmay Jayant Patil and Smt. Shakuntala Devendra Patil had executed an Irrevocable General Power of Attorney, dated 4th February, 2008 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01215,/2008 in favour of the partners of M/s. Seven Eleven Construction Pvt. Ltd., conferring upon them several powers inter-alia power to develop the first property.



15. In order to develop the first property by constructing the building thereon, M/s. Seven Eleven Construction Pvt. Ltd., had obtained the following permissions and sanctions from the authorities concerned.
 - i. Order No. ULC/TA/TN-6/ Bhayandar/SR-377, dated 30m June, 2006 from the Addl. Collector and Competent Authority, Thane under the provisions of Urban Land (Ceiling and Regulation) Act, 1976.
 - ii. Building Plan No. MB/MNP/NR/3114/2008-09, dated 19th November, 2008 from the Mira Bhayandar Municipal Corporation.
16. By a Development Agreement, dated 15th March, 2012 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/1865/2012, Shri Padmakar Tulsiram Patil, Shri Vasant Tulsiram Patil, Shri Subhash Tulsiram Patil, Shri Ranjan Tulsiram Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil and Smt. Shankuntala Devendra Patil with the consent and confirmation of M/s. Seven Eleven Construction Pvt. Ltd., had granted F.S.I. admeasuring 13,589 sq. feet in the building the then to be constructed on the first property to M/s. Siddhivinayak Developers at the price and on the terms and conditions stipulated therein.
17. In pursuance of Development Agreement, dated 15th March, 2012, the directors of M/s. Seven Eleven Construction Pvt. Ltd., had executed an Irrevocable General Power of Attorney, dated 15th March, 2012 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN 7/1866/2012 in favour of the partners of M/s. Siddhivinayak Developers conferring upon them several powers inter-alia power to construct a building by consuming F.S.I. admeasuring 13,589 sq. feet on the first property.



18. Smt. Devyani Harishchandra Patil and Smt. Nayana Bharat Taware were asserting their share in respect of an area admeasuring 126.25 sq. meters out of total area of the first property. By a Deed of Conveyance, dated 8th July,2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No. TNN-7/5869/2013,Smt. Devyani Harishchandra Patil and Smt. Nayana Bharat Taware had sold, transferred and conveyed an area admeasuring 126.25 sq.meters comprising the portion of the first property to M/s.Siddhi Vinayak Developers for the consideration mentioned therein.
19. In the 7/12 extract of the first property, name of the Estate Investment Co. Pvt. Ltd.,was appearing as a Grantee of the Government. By a Deed of Release, dated 18th January,2017 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/80/2017, the Estate Investment Co. Pvt.Ltd., had released, relinquished and given up its right and claim in the first property in favour of M/s. Seven Eleven Construction Pvt. Ltd.,
20. By executing a Supplementary Agreement, dated 26th April,2018 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-1/ 6925/2018, Shri Padmakar Tulshiram Patil and others through their constitute attorney by name Shri Dinesh Roopchand Jain,being one of the directors of M/s. Seven Eleven Construction Pvt. Ltd.,had assigned the F.S.I. admeasuring 300 sq. meters of the first property to M/s. Siddhivinayak Developers at the price and on the terms and conditions stipulated therein.



21. M/s. Unique Shanti Realtors has owned the land bearing Old Survey No. 400, New Survey No.58, Hissa Nos. 9, 13, 14, 17, 19,20,21/A,21/B, 22,23 and land bearing Old Survey No.401,New Survey No.55,Hissa No. 13/A, situate, lying and being at Village Goddeo,Bhayandar (East), Taluka and District Thane (for short hereinafter jointly and collectively referred to as the "Second Property").
22. M/s. Siddhivinayak Developers and M/s. Unique Shanti Realtors had amalgamated the first and second property (for short, the first and second property shall be hereinafter jointly and collectively referred to as the "Larger Property") so as to enable them to avail maximum F.S.I. for constructing the buildings on the larger property. M/s. Siddhivinayak Developers and M/s. Unique Shanti Realtors had jointly obtained the following permissions/ sanctions from the authorities concerned for developing the larger property by constructing the buildings thereon.
- Order No. ULC/T.A./T-6/Bhayandar/SR-1436, dated 30th June,2005 from the Collector&Com petent Authority under Urban Land (Ceiling and Regulation) Act, 1976 (since repeal).
 - Order No. ULC/TA/T-6/Bhayandar/SR-1436,dated 30th September,2010 under Section 10(3) of the Urban Land (Ceiling and Regulation) Act, 1976(since repeal) from the Collector & Competent Authority.
 - N.A. Order No. Revenue/K-1/T-1/NAP/Goddeo-Thane/SR-116/2011,dated 4th January,2012.
 - Letter Ref. No. Revenue/K-1/T-2/Land/KV/ 18228/2017, dated 12th December,2017 from the Collector of Thane.



- v. Letter Ref. No. Revenue/K-1/T-2/Land/KV/ 2251/SR-67/2018, dated 26th February, 2018 from the Collector of Thane.
- vi. Letter Ref. No. Revenue/K-1/T-2/Re. Land/KV/ 1526/SR-31/20158, dated 1st March, 2018 from the Collector of Thane.
- vii. Order No. ULC/TA/(Bhayandar)/SR-1072, dated 24th May, 1989 from the Addl. Collector and Competent Authority, Thane.
- viii. Order No. ULC/TA/WSHS-20/SR-926, dated 7th October, 1995 from the Addl. Collector and Competent Authority, Thane.
- ix. No Objection Certificate No. ULC/TA/ATP/Section-20/SR-926/Outward No. 149/2022, dated 2nd March, 2022 from the Addl. Collector and Competent Authority, Thane.
- x. X. Order No. ULC/TA/T-6/Bhayandar/SR-1429, dated 19th April, 2004 from the Add. Collector and Competent Authority, Thane under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976(since repeal).
- xi. No Objection Certificate No. MNP/Fire/371/2022-23, dated 30th June, 2022 from Chief Fire Officer of the Mira Bhayandar Municipal Corporation.

23. In the 7/12 extract of the larger property, the name of Estate Investment Co. Pvt. Ltd., was appearing as a Grantee of the Government. By a Letter Ref. No. El/NOC/247/2011, dated 30th August, 2010, Letter Ref. No. El/NOC/521/2011, dated 24th May, 2011, Letter Ref. No. El/NOC/522/2011, dated 24th May, 2011, Letter Ref. No. El/NOC/523/2011, dated 24th May, 2011 and Letter Ref. No. El/NOC/502/2011, dated 14th July, 2014, the Estate Investment Co. Pvt. Ltd., had given its No Objection to convert the larger property for non-agricultural use.



24. For developing the larger property, the Mira Bhayandar Municipal Corporation had sanctioned the plan of the following buildings.

Sr. n o s	Building Nos.	Total No. of floors	F.S.I. in Sq. Mete rs
1	C	Stilt + 24 Upper Floors	6843.68
2	D	Ground + 11 Upper Floors	3929.16

25. Building consisting of Stilt+24 Upper Floors, admeasuring 6843.68 sq. meters of F.S.I. more particularly mentioned at Sr.No.1 of the table given in foregoing Para No.24 is located on the first property and accordingly, M/s. Siddhivinayak Developers has undertaken the work of construction of the Building No. 'Consisting of Stilt +24 Upper floors, totally admeasuring 6843.68 sq. meters on the first property with the consent of M/s. Unique Shanti Realtors.

26. I have considered the Search Report, dated 5th September,2023 taken by Search Clerk-Shri P. Nikam in the office of Sub-Registrar of Assurance at Thane from the year 1993 to 2023 pertaining to the first property. On perusal of Search Report, dated 5th September,2023,Shri P.Nikam, being the Search Clerk had come across the following registered documents pertaining to the first property.

SWAPNIL GAWDE

BscIt.GDCA.LL.B

ADVOCATE



☎ 9167244335

☎ 8286971351

adv. sdgawde@gmail.com

- i. Development Agreement, dated 4th February, 2008 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No. TNN-4/01214/2008 executed by Shri Padmakar Tulsiram Patil, Ms. Prajyoti Padmakar Patil, Shri Vasant Tulsiram Patil, Shri Dhiraj Vasant Patil, Shri Milind Vasant Patil, Shri Subhash Tulsiram Patil, Shri Jayesh Subhash Patil, Shri Kunal Suabhash Patil, Shri Ranjan Tulsiram Patil, Shri Sachin Ranjan Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil, Shri Jitendra Jayant Patil, Shri Chinmay Jayant Patil and Smt. Shakuntala Devendra Patil in favour of M/s. Seven Eleven Construction Pvt. Ltd. in respect of the first property.
- ii. Irrevocable General Power of Attorney, dated 4th February, 2008 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01215/2008 executed by Shri Padmakar Tulsiram Patil, Ms. Prajyoti Padmakar Patil, Shri Vasant Tulsiram Patil, Shri Dhiraj Vasant Patil, Shri Milind Vasant Patil, Shri Subhash Tulsiram Patil, Shri Jayesh Subhash Patil, Shri Kunal Suabhash Patil, Shri Ranjan Tulsiram Patil, Shri Sachin Ranjan Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil, Shri Jitendra Jayant Patil, Shri Chinmay Jayant Patil and Smt. Shakuntala Devendra Patil in favour of the directors of M/s. Seven Eleven Construction Pvt. Ltd. in respect of the first property.
- iii. Development Agreement, dated 15th March, 2012 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/1865/2012 executed by Shri Padmakar Tulsiram Patil, Shri Vasant Tulsiram Patil, Shri Subhash Tulsiram Patil, Shri Ranjan Tulsiram Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil and Smt. Shankuntala Devendra Patil with the consent and confirmation of M/s. Seven Eleven Construction Pvt. Ltd., in favour of M/s. Siddhivinayak Developers in respect of F.S.I. admeasuring 13,589 sq. feet in the building the then to be constructed on the first property.

SWAPNIL GAWDE

Bscft.GDCA.LL.B

ADVOCATE



☎ 9167244335

☎ 8286971351

adv. sdgawde@gmail.com

- iv. Irrevocable General Power of Attorney, dated 15th March, 2012 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/1866/2012 executed by Shri Padmakar Tulsiram Patil, Shri Vasant Tulsiram Patil, Shri Subhash Tulsiram Patil, Shri Ranjan Tulsiram Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil and Smt. Shankuntala Devendra Patil with the consent and confirmation of M/s. Seven Eleven Construction Pvt. Ltd. ,in favour of the partners of M/s. Siddhivinayak Developers conferring upon them several powers inter-alia power to construct a building by consuming F.S.I. admeasuring 13,589 sq. feet on the first property.
- v. Deed of Conveyance, dated 8th July, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/5869/2013 executed by Smt. Devyani Harishchandra Patil and Smt. Nayana Bharat Taware in favour of M/s. Siddhi Vinayak Developers in respect of an area admeasuring 126.25 sq. meters out of total area admeasuring 1010 sq .meters forming the portion of the first property.
- vi. Release Deed, dated 18th January, 2017 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/80/2017 executed by the Estate Investment Co. Pvt. Ltd., through its power of attorney Shri Jayant R. Khot had released, relinquished and given up their rights in the first property in favour of M/s. Seven Eleven Construction Pvt. Ltd.,



vii. Supplementary Agreement, dated 26th April, 2018 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-1/6925/2018 came to be executed by and between Shri Padmakar Tulshiram Patil and others through their power of attorney holder M/s. Seven Eleven Construction Pvt.Ltd., through its director Shri Dinesh Roopchand Jain of the One Part and M/s. Siddhivinayak Developers through its partners Shri Ashish R. Kadam and others of the Other Part in respect of an area admeasuring 300 sq. meters of F.S.I. of the first property.

27. On the whole from the Search Report ,dated 5th September, 2023 taken by Search Clerk-Shri P.Nikam in the office of Sub-Registrar of Assurance at Thane from the year 1993 to 2023 and on the basis of documents furnished to me and also on the basis of information provided to me, I hereby state and certify that title to an area admeasuring 883.75 sq. meters being the portion of the first property viz. land bearing Old Survey No. 400, New Survey No. 58, Hissa No. 16, situate lying and being at Village Gooddeo, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation owned by Shri Padmakar Tulsiram Patil, Ms. Prajyoti Padmakar Patil, Shri Vasant Tulsiram Patil, Shri Dhiraj Vasant Patil, Shri Subhash Tulsiram Patil, Shri Jayesh Subash Patil, Master Kunal Subhash Patil, Shri Ranjan Tulsiram Patil, Master Sachin Ranjan Patil, Shri Giridhar Tulsiram Patil, Shri Jayant Tulsiram Patil, Master Chinmay Jayant Patil and Smt. Shakuntala Devendra Patil is clear, marketable and free from all encumbrances.

28. I further state and certify that an area admeasuring 126.25 sq. meters being the portion of the first property viz. land bearing Old Survey No. 400, New Survey No. 58, Hissa No. 16, situate, lying and being at Village Gooddeo, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub District and now within the limits of Mira Bhayadar Municipal Corporation owned by M/s Siddhivinayak Developers is clear marketable and free from encumbrances.

SWAPNIL GAWDE

Bscit.GDCA.LL.B

ADVOCATE



☎ 9167244335

☎ 8286971351

adv. sdgawde@gmail.com

29. M/s.Siddhivinayak Developers is entitled to construct Building No.C' consisting of Stilt+24 Upper Floors, totally admeasuring 6843.68 sq. meters of F.S.I.on the first property viz. land bearing Old Survey No.400New Survey No.58,Hissa No.16,admeasuring 1010 sq. meters,situate,lying and being at Village Goddeo, Bhayandar (East),Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation and to sell the flats to the intending purchasers thereof by executing and registering agreements under the provisions of Real Estate (Regulation and Development) Act,2016 read with Maharashtra Rules,2017.

Yours Faithfully

SWAPNIL D. GAWDE

ADVOCATE HIGH COURT

(MAH / 12603 / 2021)

35/745, Adarsh Nagar, Prabhadevi

Mumbai - 400 030.

Mob.: 9167244335

Mr. Swapnil D. Gawde

Advocate