

Flat No. 2, B wing,  
Shree Dattaraj Society  
Opp. Thasildar Office,  
Panvel, Dist Raigad  
Mob. 8888271759

**Swapnil Vyankat Jadhav**  
B.A, LL.B  
**ADVOCATE HIGH COURT**

Date: 05/10/2024

**To,**  
**Maha RERA**

**LEGAL TITLE REPORT**

**Sub-** Title Clearance Certificate With respect to the piece and parcel of Land bearing Final Plot No. 283 admeasuring 2280 Sq.Mtrs., lying, being and situated at TPS 02, NAINA.

I have investigated the title of the said property on the request of Supreme Holdings & Hospitality (I) Ltd. and following documents i.e.:-

**1) DESCRIPTION OF PROPERTY: -**

All that piece or parcel of Final Plot No. 283, lying, being and situated at TPS 02, NAINA, in the registration district of Raigad & within the jurisdiction of Sub – Registrar of Assurance at Panvel. I have been informed that the Final plot No. 283 is allotted by CIDCO (NAINA) vide its letter dated 12/05/2023 bearing no. CIDCO/MU.BHU. V BHU.A.(NAINA)/2023/786 against acquisition of Gat No. 17/4 admeasuring 17.00 Gunthas equivalent to about 1700 Square Metres situated at Village Chipale, Taluka Panvel, District Raigad, Gat No. 41/2 admeasuring 19.00 Gunthas equivalent to about 1900 Square Metres, Gat No. 41/3 admeasuring 09.00 Gunthas equivalent to about 900 Square





Metres and Gat No. 41/5 admeasuring 12.00 Gunthas equivalent to about 1200 Square Metres situated at Village Bhokarpada(Chipale), Taluka Panvel, District Raigad under TPS 02 Scheme.

(Final Plot No. 283 is hereinafter referred to as the "**Said Property**")

**2) DOCUMENTS: -**

Copies of the following documents were supplied to me for scrutiny and to issue this legal opinion about the said Property:

- a) Copy of 7/12 extracts of Gat No. 17/4 situated at Village Chipale, Taluka Panvel, District Raigad, Gat No. 41/2, Gat No. 41/3 and Gat No. 41/5 situated at Village Bhokarpada(Chipale), Taluka Panvel, District Raigad maintained by the concerned revenue office,
- b) Copy of relevant Mutation entries shown on 7/12 extracts.
- c) Copy of Deed of Conveyance dated 28/04/2006
- d) Copy of Deed of Gift dated 31/10/2018.
- e) Property card of Final Plot No. 283.

**3) SEARCH: -**

Accordingly, I have taken search of the Index II as maintained in the office of Sub-Registrar of Assurances at Panvel, Sub-Registrar of Assurances at Panvel I, II, III, IV and V, for a period of 30 years, vide Challan No. MH006627662202425E, Challan No. MH006628393202425E, Challan No. MH006627662202425E and Challan No. MH006626819202425E all dated 12/08/2024,





**4) THE FLOW OF TITLE OF THE SAID PROPERTY: -**

**1. Gat No. 41/5, Village Bhokarpada(Chipale), Taluka Panvel, District Raigad**

- a) That on perusal of M.E. No. 1 it is revealed that the revenue record of the lands of Village Chipale as mentioned in the per the Final Notification have been changed into revenue record of Village Bhokarpada (Chipale). Accordingly, the Old Survey No. 27 has been changed to New Survey No. 41.
- b) That from the revenue record it seems that, Shri. Rama Vithu Fulora and Bhau Vithu Fulora were the owner of the said property. Accordingly, the necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 29.
- c) The said Rama Vithu Fulora got demised and after his demise the name of his wife namely Jankibai Rama Fulore who was his legal heirs and representative, by succession as per the Hindu Succession Act to which they were governed. Accordingly, the necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 395.
- d) The said Jankibai Rama Fulora got demised and after her demise the name of 1) Padu Bhau Fulore, 2) Dharma Panga Fulore, 3) Maya Panga Fulore, 4) Janardan Panga





Fulore, 5) Namdev Panga Fulore, and 6) Dashrath Panga Fulore, who were his legal heirs and representative, by succession as per the Hindu Succession Act to which they were governed. Accordingly, the necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 775.

- e) That by virtue of registered Deed of Conveyance dated 28/04/2006 the said 1) Padu Bhau Fulore, 2) Dharma Panga Fulore, 3) Maya Panga Fulore, 4) Janardan Panga Fulore, 5) Namdev Panga Fulore, and 6) Dashrath Panga Fulore sold the said property to Pratik Vinodkumar Jatia. Accordingly, the necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 1010.
- f) That by virtue of registered Deed of Gift dated 31/10/2018 the said Pratik Vinodkumar Jetia gifted the said property to Jetia Sons Trust through its Trustee Namita Pratik Vinodkumar Jetia. The said Deed of Gift was duly registered with the office of Sub Registrar of Assurances, Panvel - 2 at Serial No. 14186/2018 on 31/10/2018. Accordingly, the necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 59.
- g) That on perusal of the Revenue Record more particularly M. E. No. 71 it is revealed that, a Deed of Confirmation dated 04/04/2019 came to be executed between Jetia Sons Trust through its Trustee Namita Pratik Vinodkumar





Jetia and Orion Trust through its Trustee 1) Pramodkumar Jalan, 2) Vinodkumar Jetia, 3) Namita Jetia and 4) Vidip Jethia. The said Deed of Confirmation dated 04/04/2019 was duly registered with the office of Sub Registrar of Assurances, Mumbai -1 at Serial No. 2358/2019 on 04/04/2019.

**2. Gat No. 41/3, Village Bhokarpada(Chipale), Taluka Panvel, District Raigad**

- a) That on perusal of M.E. No. 1 it is revealed that the revenue record of the lands of Village Chipale as mentioned in the per the Final Notification have been changed into revenue record of Village Bhokarpada (Chipale). Accordingly, the Old Survey No. 27/3 has been changed to New Survey No. 41/3.
- b) That from the perusal of Mutation Entry bearing No. 28 it is revealed that, Shri. Ganu Dhaku Fulera was the owner of the said property.
- c) That from the perusal of Mutation Entry bearing No. 64 it is revealed that, the Chahu Balu Fulera have sold the said property to Vimal Vitthal Chougule.
- d) That by virtue of registered Deed of Conveyance dated 25/05/2006 the said Vimal Vitthal Chougule sold the said property to Nita Vinodkumar Jatia. Accordingly, the necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 1009.





- e) That by Deed of Gift dated 12/09/2018 the said Nita Vinodkumar Jetia gifted the said property to Jetia Sons Trust through its Trustee Namita Pratik Vinodkumar Jetia. Accordingly, the necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 58.
- f) That on perusal of the Revenue Record more particularly M. E. No. 71 it is revealed that, a Deed of Confirmation dated 04/04/2019 came to be executed between Jetia Sons Trust through its Trustee Namita Pratik Vinodkumar Jetia and Orion Trust through its Trustee 1) Pramodkumar Jalan, 2) Vinodkumar Jetia, 3) Namita Jetia and 4) Vidip Jethia. The said Deed of Confirmation dated 04/04/2019 was duly registered with the office of Sub Registrar of Assurances, Mumbai-1 -at Serial No. 2358/2019 on 04/04/2019.

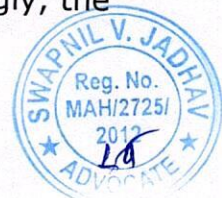
**3. Gat No. 41/2, Village Bhokarpada(Chipale), Taluka Panvel, District Raigad**

- a) That on perusal of M.E. No. 1 it is revealed that the revenue record of the lands of Village Chipale as mentioned in the per the Final Notification have been changed into revenue record of Village Bhokarpada (Chipale). Accordingly, the Old Survey No. 27/2 has been changed to New Survey No. 41/2.





- b) That from the perusal of Mutation Entry bearing No. 23 it is revealed that, Shri. Padma Goma Fulera were the owner of the said property.
- c) The said Padma Goma Fulera got demised and after his demise the name of Sudam Padu Fulera who was the his legal heirs and representative, by succession as per the Hindu Succession Act to which they were governed. Accordingly, the necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 108.
- d) That from the perusal of Mutation Entry bearing No. 438 it is revealed that, the Sudam Goma Fulera has given a written Vardi accordingly, the said property along with other properties came to partitioned interest as per their respective possession and cultivation. Accordingly, the said property came to the share of Vitthal Sudam Fulera since minor through guardian Sudam Fulera.
- e) That from the perusal of Mutation Entry bearing No. 640 it is revealed that, the Sudam Goma Fulera and Vitthal Sudam Fulera have sold the said property to Vimal Vitthal Chougule.
- f) That by virtue of registered Deed of Conveyance dated 25/05/2006 the said Vimal Vitthal Chougule sold the said property to Nita Vinodkumar Jatia. Accordingly, the





necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 1009.

- g) That by Deed of Gift dated 12/09/2018 the said Nita Vinodkumar Jetia gifted the said property to Jetia Sons Trust through its Trustee Namita Pratik Vinodkumar Jetia. Accordingly, the necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 58.
- h) That on perusal of the Revenue Record more particularly M. E. No. 71 it is revealed that, a Deed of Confirmation dated 04/04/2019 came to be executed between Jetia Sons Trust through its Trustee Namita Pratik Vinodkumar Jetia and Orion Trust through its Trustee 1) Pramodkumar Jalan, 2) Vinodkumar Jetia, 3) Namita Jetia and 4) Vidip Jethia. The said Deed of Confirmation dated 04/04/2019 was duly registered with the office of Sub Registrar of Assurances, Mumbai -1 at Serial No. 2358/2019 on 04/04/2019

**4. Gat No. 17/4, Village Chipale, Taluka Panvel, District Raigad**

- a) That from the revenue record it seems that, one Shri. Bendu Nama Patil was the owner of the said property.
- b) The said Shri. Bendu Nama Patil got demised and after his demise the names of 1) Ragho Bendu Patil, 2) Dehu Bendu Patil, 3) Govind Bendu Patil, 4) Krushnabai Bama Mhatre, 5) Vithabai Gangaram Bhagat, 6) Sushila Bendu Patil and





- 7) Laxmi Bendu Patil who was his legal heirs and representative, by succession as per the Hindu Succession Act to which they were governed. Accordingly, the necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 394.
- c) That out of the legal heirs of Shri. Bendu Nama Patil, one Laxmi Bendu Patil got demised and after her demise the names of 1) Ragho Bendu Patil, 2) Dehu Bendu Patil, 3) Govind Bendu Patil, 4) Krushnabai Bama Mhatre, 5) Vithabai Gangaram Bhagat and 6) Sushila Bendu Patil who was her legal heirs and representative, by succession as per the Hindu Succession Act to which they were governed. Accordingly, the necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 975.
- d) That by virtue of registered Deed of Conveyance dated 26/08/2005 the said 1) Ragho Bendu Patil, 2) Dehu Bendu Patil, 3) Govind Bendu Patil, 4) Krushnabai Bama Mhatre, 5) Vithabai Gangaram Bhagat and 6) Sushila Bendu Patil sold the said property to Nita Vinodkumar Jatia. Accordingly, the necessary effect of the same has been given in the record of rights by effecting Mutation Entry bearing No. 981.
- e) That by virtue of registered Deed of Gift dated 12/09/2018 the said Nita Vinodkumar Jetia gifted the said property to Jetia Sons Trust through its Trustee Namita Pratik Vinodkumar Jetia. Accordingly, the necessary effect of the





same has been given in the record of rights by effecting Mutation Entry bearing No. 1413.

- f) That on perusal of the Revenue Record more particularly M. E. No. 1422 it is revealed that, a Deed of Confirmation dated 12/02/2019 came to be executed between Jetia Sons Trust through its Trustee Namita Pratik Vinodkumar Jetia and Orion Trust through its Trustee 1) Pramodkumar Jalan, 2) Vinodkumar Jetia, 3) Namita Jetia and 4) Vidip Jethia.

#### **5. Final Plot No. 283.**

CIDCO (NAINA) vide its letter dated 12/05/2023 bearing no. CIDCO/MU.BHU. V BHU.A.(NAINA)/2023/786 acquired Gat No. 17/4 admeasuring 17.00 Gunthas equivalent to about 1700 Square Metres situated at Village Chipale, Taluka Panvel, District Raigad, Gat No. 41/2 admeasuring 19.00 Gunthas equivalent to about 1900 Square Metres, Gat No. 41/3 admeasuring 09.00 Gunthas equivalent to about 900 Square Metres and Gat No. 41/5 admeasuring 12.00 Gunthas equivalent to about 1200 Square Metres situated at Village Bhokarpada(Chipale), Taluka Panvel, District Raigad under TPS 02 Scheme and allotted Final Plot No. 283 admeasuring 2280 Sq.Mtrs..






I have been informed that, the Supreme Holdings & Hospitality (I) Ltd., has purchased the said property from Orion Trust vide sale deed dated 26/09/2024 duly registered at the office of Sub-registrar of assurances at Panvel bearing Document No. PVL1-7261-2024. Hence, I am of the opinion that Supreme Holdings & Hospitality (I) Ltd., is owner of the said property.

**5) Conclusion:-**

On perusal of the documents referred to above and all the relevant documents relating to the title of the said property, the information collected by me as has been mentioned above, so also incidents pointed out as above, and search conducted from Index II as maintained by Sub-Registrar, I am of the opinion that, The title of Supreme Holdings & Hospitality (I) Ltd. in the said property is free from encumbrances and charge.

Hence this Title Certificate issued.

Panvel  
Date : 05/10/2024

  
**Swapnil V. Jadhav**  
ADVOCATE  
Adv. Swapnil V. Jadhav  
B.A., LL.B.  
Advocate High Court  
B-102, Shree Dattaraj Society, Opp. Tahsildar Office,  
Karmveer Baurao Patil Chowk, Panvel, Dist. Raigad.  
Pin - 410206. Mob.: 8888271759