

SHYAM P. BIRJE

M.Com., LL.B.

ADVOCATE HIGH COURT

Off. Add. : 002, First Floor, Mahatma Enclave Chs.Ltd., Near MBMC Sports Club, New Golden Nest, Bhayandar (E), Tal & Dist. Thane.-401105
Res. Add.: 304, New Shankheshwar Chs. Ltd, J.P.Thakur Marg, Near Post Office, Bhayandar (W) - 401101. Tel:- 28188230 Mob. 9819531801.

REF NO

FORMAT – A

(Circular No: - 28/2021)

To,

Maharashtra Real Estate Regulatory Authority

6th and 7th Floor, Housefin Bhavan,

Plot No.C-21, E block, Bandra Kurla Complex,

Bandra East, Mumbai – 400 051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the property situated, lying and being at Revenue Village of Navghar, Registration Sub-District & District Thane, at present within limits of Mira Bhayandar Municipal Corporation, bearing Old Survey No. 442 i.e. New Survey No. 115, Hissa No. 1, 2, 3, 4, 5/B admeasuring 7040 sq. meters assessed at Rs.4.82 ps. (hereinafter referred to as the "said plot")

(1.) I have investigated the title of the said plot on the request of Pramanik Housing Private Limited and following documents i.e. :-

1. Description of the property:

All that piece and parcel of plot situated, lying and being at Revenue Village of Navghar, Registration Sub-District & District Thane, at present within limits of Mira Bhayandar Municipal Corporation, bearing Old Survey No. 442 i.e. New Survey No. 115, Hissa No. 1, 2, 3, 4, 5/B admeasuring 7040 sq. meters assessed at Rs.4.82 ps.

2. The documents of allotment of plot:

Development Agreement dated 13/03/2020 executed by landowners viz. (1) Mrs. Sunanda Kesrinath Patil, (2) Mr. Shailesh Kesrinath Patil, (3) Mr. Kanchan Kesrinath Patil, (4) Mr. Praful Kesrinath Patil, (5) Mr. Chandrakant Jagannath Patil. (6) Mr. Dattatray Jagannath Patil (7) Mrs. Girija alias Girjabai Eknath Patil, (8) Mr. Dilip Eknath Patil, (9) Mr. Pravin Eknath Patil (10) Mr. Vikas Eknath Patil, (11) Mr. Nitin Eknath Patil & (12) Mr. Suresh Jagannath Patil alongwith their family members and Sadguru Enclave Private Limited in favour of in favour of Pramanik Housing Private Limited duly registered in Sub-Registrar of Assurances at Thane bearing Document No. TNN4-2020 dated 16/03/2020 and the same

have also executed Irrevocable Power of Attorney dated 13/03/2020 for Development of the said plot.

3. 7/12 extract or property card issued by Talathi, Village Navghar dated 28/02/2020, mutation entry nos. 1548, 2053 & 4137:

The purchaser herein is granted development rights by the abovementioned landowners and the same are reflected in the 7/12 extract as owners.

4. Search report for 30 years from 1990 till 2019:

We have perused the registers of Index II search report for last 30 years from 1990 till 2019. We have not found any adverse entry in respect of the said plot.

(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 Pramanik Housing Private Limited is clear, marketable and without any encumbrances.

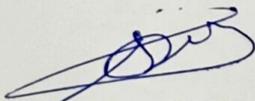
OWNER OF THE LAND

(1) Mrs. Sunanda Kesrinath Patil, (2) Mr. Shailesh Kesrinath Patil, (3) Mr. Kanchan Kesrinath Patil, (4) Mr. Praful Kesrinath Patil, (5) Mr. Chandrakant Jagannath Patil. (6) Mr. Dattatray Jagannath Patil (7) Mrs. Girija alias Girjabai Eknath Patil, (8) Mr. Dilip Eknath Patil, (9) Mr. Pravin Eknath Patil (10) Mr. Vikas Eknath Patil, (11) Mr. Nitin Eknath Patil & (12) Mr. Suresh Jagannath Patil are the owners of the land bearing Old Survey No. 442 i.e. New Survey No. 115, Hissa No. 1, 2, 3, 4, 5/B admeasuring 7040 sq. Meters located at village navghar, district thane

(3.) The report reflecting the flow of the title of the (Owner / promoter/ developer / company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Date:07/03/2022



Mr. Shyam P. Birje

Advocate, High Court

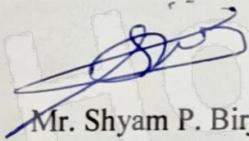
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FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract as on date of application for registration with respect to the said land.
2. Mutation entry nos. 1548, 2053 & 4137.
3. Search report for 30 years from 1990 till 2019 taken from Sub-registrar's office at Thane 1, 2, 4, 5, 7 & 10
4. Any other relevant title: not applicable.
5. Litigations if any: not applicable.

Date: 07/03/2022



Mr. Shyam P. Birje

Advocate, High Court