



# K. T. JAIN

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## FORMAT - A

(Circular No.:- 28 /2021)

To,  
Maharashtra Real Estate Regulatory Authority,  
Mumbai

## LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to (1) All that piece and parcel of land bearing Survey No. 45, Hissa No. 9/3 (old Survey no. 45/9/A ), admeasuring 0H-50R-3P, equivalent to 5000 sq. mtrs of Village/ Mouje Adivali Dhokali, Taluka Ambernath, District Thane within the limits of Kalyan Dombivali Municipal Corporation.[ hereinafter for the sake of brevity called and referred to as "Property no. 1"].

(2) All that piece and parcel of land bearing Survey No. 45, Hissa No. 9/3 (old Survey no. 45/9/A ), admeasuring 0H-05R-3P, equivalent to 500 sq. mtrs of Village/ Mouje Adivali Dhokali, Taluka Ambernath, District Thane within the limits of Kalyan Dombivali Municipal Corporation.[ hereinafter for the sake of brevity called and referred to as "Property no. 2"].

[hereinafter for the sake of brevity called and referred to Individually as property no. 1 and Property no. 2 and collectively as "Entire property" ]

I have investigated the title of the Entire property on the request of "M/s. Shree Jarimari Developers LLP" through its Partners 1. Ganesh Deepak Shinde 2. Umakant Rajaram Singh "The Promoters / Developers" and perused the following documents i.e.:-

1. 7 X 12 Extracts.
2. Relevant Mutation entries.
3. Agreement for Sale dated 21.08.2009, registered in the office of the Sub-Registrar of Assurances Ulhasnagar, at serial no. 3075/2009, made and executed between Sitabai Jayram Bhane and 17 Ors. as Vendors and Bejod Niwas Pvt. Ltd. through its Director Rakesh Gupta as Purchasers, in respect of Property no. 1.
4. Irrevocable power of attorney dated 21.08.2009, duly registered in the office of Sub – registrar of Assurances Ulhasnagar, at serial no 3076/2009, executed by Sitabai Jayram Bhane and Ors. in favour of the directors Bejod Niwas Pvt. Ltd. through its director Rakesh Gupta and Ors.
5. Release Deed dated 21.08.2009, registered in the office of the Sub-Registrar of Assurances Ulhasnagar, at serial no. 3080/2009, made and executed between Vithabai Ramji Kadu and 3 Ors. as Releasor and Bhaskar Jayram Bhane as Releasee.
6. Conveyance Deed dated 28.02.2012, registered in the office of Sub-Registrar of Assurances, Ulhasnagar at serial no. 1042/2012, executed by Bejod Niwas Pvt. Ltd. through its director Rakesh Gupta for self and constituted attorney of Sitabai Jayram Bhane Ors. in favour Bejod Niwas Pvt. Ltd. through its Director Rakesh Gupta, in respect of Property no. 1.
7. Agreement for Sale dated 17.02.2014, registered in the office of the Sub-Registrar of Assurances, Ulhasnagar at serial no. 1205/2014, made and executed between Bejod Niwas Pvt. Ltd. through its Director Chandrapal Chhota Singh for self and as constituted attorney of Sitabai Jayram Bhane and ors. and Shambunath R. Sharma and 6 Ors. in respect of area adm. 0H-07R-0P out of the property no. 1.
8. Conveyance Deed dated 17.02.2014, registered in the office of Sub-Registrar of Assurances Ulhasnagar, at serial no. 1207/2014, executed by Bejod Niwas Pvt. Ltd. through its director Chandrapal Chhota Singh for self and constituted attorney of Sitabai Jayram

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On perusal of the above mentioned documents and all the other relevant documents relating to title of the Entire property , I am of the opinion that the title of **M/s. Shree Jarimari Developers LLP"** through its Partners 1. Ganesh Deepak Shinde 2. Umakant Rajaram Singh" "The Promoters/ Developers" is clear, marketable and without any encumbrances and has right to and carry out construction in accordance with the permission and plan approved and sanctioned by Kalyan Dombivli Municipal Corporation.

**OWNERS OF LAND**

1. **M/s.Techno Shelter and infrastructure LLP,(M/s. Techno Shelter and infrastructure Pvt. Ltd.) through its Directors 1. Pankajkumar Motichand Gupta 2. Paresh Ishwarlal Parekh 3.Pankajkumar Motichand Gupta:-**

Survey No. 45, Hissa No. 9/3 (old Survey no. 45/9/A), admeasuring 0H-50R-3P, equivalent to 5000 sq. mtrs of Village/ Mouje Adivali Dhokali, Taluka Ambernath,-

2. **Prabhakar Jayram Bhane 2. Bhaskar Jayram Bhane 3. Shaila laxman Kadu 4. Sitabai jayram Bhane 5. Subhadra Pandit Patil 6. Hausabai Gurunath Salvi:-**

Survey No. 45, Hissa No. 9/3 (old Survey no. 45/9/A), admeasuring 0H-50R-3P, equivalent to 5000 sq. mtrs of Village/ Mouje Adivali Dhokali, Taluka Ambernath.

The report reflecting the flow of the title of **M/s. Shree Jarimari Developers LLP** through its Partners 1. Ganesh Deepak Shinde 2. Umakant Rajaram Singh, in respect of the entire property is enclosed herewith as annexure.

Encl : Annexure.

  
Adv. K. T. JAIN



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Advocate High Court  
MAH/1280/1987

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