

FORMAT - A

To,
MahaRERA,
Maharashtra.

LEGAL TITLE REPORT

SUB:- Title clearance certificate with respect to all that pieces and parcels of property bearing Survey No. 30, Hissa Nos. 2A(part), 3/A, 3/B, 4, 5 & 6, admeasuring 650 sq.mtrs., 750 sq.mtrs., 770 sq.mtrs., 20 sq.mtrs., 50 sq.mtrs., and 840 sq.mtrs., totally admeasuring 3080 square meters, situated at Mouje Kanchangaon, Taluka Kalyan, District Thane (hereinafter referred to as "The Said Property").

I have investigated the title of the Said Property on the request of M/s. Sai Balaji Enterprises, through its authorized partner Mr. Sanjay Ramnarayan Singh and following documents i.e. -

(1) Description of Property - All that pieces and parcels of property situated at Mouje Kanchangaon, Taluka Kalyan, District Thane bearing -

Sr. No.	Old Survey No./ Hissa No.	New Survey No./ Hissa No.	Area
1	102/2(pt)	30/2A(pt)	650 sq.mtrs. out of 5620 sq.mtrs
2	102/3(pt)	30/3/A	750 sq.mtrs.
3	102/3	30/3/B	770 sq.mtrs.
4	102/6	30/4	20 sq.mtrs.
5	102/5	30/5	50 sq.mtrs.
6	102/4	30/6	840 sq.mtrs.



(2) Documents of Allotment of Property –

- (a) Registered Development Agreement dated 21/10/2016 executed by and between Thakubai Gauru Patil & 90 Others, therein as the Vendors and M/s. Sai Balaji Enterprises, through its partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, bearing Registration No. KLN-4-8564/2016.
- (b) Registered Irrevocable Power of Attorney dated 21/10/2016 executed by and between Thakubai Gaoru Patil & 90 others, therein as the Vendors and M/s. Sai Balaji Enterprises, through its partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, bearing Registration No. KLN-4-8565/2016

(3) 7/12 extract issued by the Talathi, Taluka Kalyan, District Thane dated 20/02/2018, Mutation Entry nos. 537, 1236, 1452, 2033, 23, 431, 444, 521, 613, 708.

(4) Search reports of Mr. Mayur N. Surte dated 08/10/2017 for the period of 30 years i.e. from 1988 to 2017 and dated 14/04/2019 from 2017 to 2019 in respect to the above mentioned properties.

On perusal of the above mentioned documents and all other documents relating to the title of the Said Property, I am of the opinion that the title of the said Owners Thakubai Gaoru Patil and others is clear, marketable and without any encumbrances.

Owners of the land –

(1) Thakubai Gaoru Patil and others - all that pieces and parcels of property bearing Survey No. 30, Hissa Nos. 2A(part), 3/A, 3/B, 4, 5 & 6, admeasuring 650 sq.mtrs., 750 sq.mtrs., 770 sq.mtrs., 20 sq.mtrs., 50 sq.mtrs., and 840 sq.mtrs., totally admeasuring 3080 square meters, situated at Mouje Kanchangaon, Taluka Kalyan, District Thane

(2) Qualifying comments or remarks, if any - NO

The Report reflecting the flow of title of the said Owners and the rights of the Developers on the Said Property is enclosed herewith as annexure.

Encl. – Annexure

Date – 27/11/2021

For RAY LEGAL
Advocates & Consultants

 PARTNER

FLOW OF TITLE OF THE SAID PROPERTY

(1) 7/12 extracts and revenue records with respect to the Said Property as of date of the application for registration stands absolutely in the names of the owners – Thakubai Gaoru Patil and others and their names have been entered as exclusive owners therein.

(2) (a) On perusal of the Mutation Entry no. 537, it reveals that Shri. Gopal Ragho Patil and Shri. Kalya Chango Komaskar, the predecessors-in-title of the Owners of the above mentioned properties have purchased the said properties from one Shri. Sarmel Ratnaji vide Deed of Conveyance dated 06/01/1942. The said Mutation Entry have been recorded and confirmed on 22/02/1942.

(b) Vide Mutation Entry no. 1236, it is recorded that Shri. Gopal Ragho Patil died in the year 1960 leaving behind him Shri. Janardan Gopal Patil and others and his nephew Shri. Gaoru Kachru Patil and others as his only legal heirs, however the names of Shri. Janardan Gopal Patil and Gaoru Kachru Patil have been recorded in the 7/12 extracts of the said properties. The said Mutation Entry have been recorded and confirmed on 27/04/1962.

(c) Vide Mutation Entry no. 1452, it was confirmed that upon statement recorded of Shri. Kalya Chango Komaskar and Kali Tukaram Komaskar, the said properties have been distributed amongst them as per their actual possession and occupation. The said Mutation Entry have been confirmed on 29/06/1966.

(d) On perusal of Mutation Entry no. 2033, it reveals that Shri. Kalu Chango Komaskar died on 16/11/1975 leaving behind him Smt. Anubai Kalu Komaskar and others as his only legal heirs surviving the deceased. The said Mutation Entry have been recorded and confirmed on 07/01/1979.



(e) By and through mutual Partition the said properties were partitioned and divided amongst Shri. Janardan Gopal Patil and others in accordance to their respective actual possession and occupation. The said partition and division have been recorded and confirmed vide Mutation Entry No. 23 on 20/05/1987.

(f) On perusal of Mutation Entry no. 431, it reveals that Shri. Gaoru Kachru Patil died on 23/04/1984 leaving behind him Thakubai Gaoru Patil and others as his only legal heirs surviving the deceased. The said Mutation Entry have been recorded and confirmed on 15/02/2010.

(g) On perusal of Mutation Entry no. 444, it reveals that Shri. Janardan Gopal Patil died on 24/05/2010 leaving behind him Banubai Janardan Patil and others as his only legal heirs surviving the deceased. The said Mutation Entry have been recorded and confirmed on 21/06/2010.

(h) By and under an Order dated 16/03/2011 issued by the Deputy Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane bearing no. ULC/ULN/681/SR.21, the name of Government of Maharashtra which was entered in the 7/12 extract of the land bearing Survey no. 30/2(P) being declared as excess land, have been deleted as the said Urban Land (Ceiling and Regulation) Act, 1976 have been repealed and accordingly the name of the original owners have been entered therein. The said change have been recorded and confirmed under Mutation Entry no. 521 on 13/06/2011.

(i) On perusal of Mutation Entry no. 613, it reveals that the names of the daughters being the legal heirs of Shri. Gaoru Kachru Patil have remained to be recorded under Mutation entry no. 23, and therefore the names of the daughters of late Shri. Gaoru Kachru Patil namely Revati Pandurang Patil and 2 others have been entered in the revenue records pertaining to the properties bearing Survey nos. 78/6(P), 30/12, 30/4 & 30/5. The said Mutation Entry have been recorded and confirmed on 14/09/2012.

(j) On perusal of Mutation Entry no. 708, it reveals that by virtue of registered Confirmation Deed dated 07/01/2008 executed by Shri. Lahu Tukaram Komaskar for self and as Constituted Attorney of Gaoru Kachru Patil and others in favour of



Smt. Ratnabai L. Komaskar, the said land bearing Old Survey no. 102/2(P) New Survey no. 30/2(P) was sold and transferred in favour of Smt. Ratnabai L. Komaskar. The said Mutation Entry have been recorded and confirmed on 16/10/2014.

(3) Search Reports dated 08/10/2017 and 14/04/2019 issued by Mr. Mayur N. Surte, it reveals that the search of the above mentioned properties for the year 1997 are not available as the Index II Registers are in police custody and for the years 2013 & 2017 are still not ready in the office of Sub-Registrar, Kalyan-1 and for the years 2013 to 2017 the Index-II registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the years 2015 & 2017 the Index II registers are still not ready in the office of Sub-Registrar, Kalyan- 2 & 3 and for the year 2017 the Index II Register is still not ready in the office of Sub-Registrar Kalyan -5. The search of the above mentioned properties for the years 2017 to 2019 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-1, 3 & 4 and for the years 2018 & 2019 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan – 2 & 5. However, the Searcher Mr. Mayur Surte have also taken E Search for the year 1988 to 2019 in the office of Sub-Registrar Kalyan 1, 2, 3 ,4 and 5 and thereby have issued the said Search Reports.

(4) (a) By virtue of Release Deed dated 12/12/2014 executed by and between Smt. Banubai Janardan Patil and others, therein as the Releaser and Shri. Chintamani Janardan Patil and other, therein as the Releasee, the said Releaser have duly released and relinquished their respective right, title and interest with respect to the lands bearing Survey no. 30/2 and other lands therein mentioned unto and in favour of the Releasee. The said Release Deed dated 12/12/2014 is duly registered in the Office of the Sub Registrar of Assurances Kalyan 4 at serial no. KLN4-7590/2014.

(b) By virtue of Development Agreement dated 26/03/2008 executed by and between Shri. Dashrath Kalu Komaskar and others, therein as the Owners and M/s. Om Ganraj Developers, therein as the Developers, the said Owners granted and assigned development rights with respect to the lands bearing Survey no. 30/3 and other lands therein mentioned totally admeasuring 3500



sq.mtrs. to the said Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement dated 26/03/2008 is duly registered in the Office of Sub Registrar of Assurances Kalyan 1 at serial no. KLN1-2308/2008. Also by virtue of Power of Attorney dated 26/03/2008 executed by Shri. Dashrath Kalu Komaskar and others, therein as the Owners in favour of M/s. Om Ganraj Developers, therein as the Developers, the said Owners granted full power and absolute authority to the said Developers for the purpose of development of the lands bearing Survey no. 30/3 and other lands therein mentioned totally admeasuring 3500 sq.mtrs. The said Power of Attorney dated 26/03/2008 is duly registered in the Office of Sub Registrar of Assurances Kalyan 1 at serial no. KLN1-2309/2008.

(c) By virtue of Cancellation Deed dated 21/10/2016 executed by and between Shri. Dashrath Kalu Komaskar and others, therein as the Owners in favour of M/s. Om Ganraj Developers, therein as the Developers, the parties therein have mutually cancelled, revoked and annulled the said Development Agreement and Power of Attorney both dated 26/03/2008 upon the terms and conditions contained therein. The said Cancellation Deed is duly registered in the Office of Sub Registrar of Assurances Kalyan 4 at serial no. KLN4-8560/2016. Pursuant to the said Cancellation Deed dated 21/10/2016 the name of M/s. Om Ganraj Developers have been deleted from the Other Rights column of the 7/12 extracts of the said properties.

(d) By virtue of Development Agreement dated 21/10/2016 executed by and between Smt. Thakubai Gaoru Patil and others, therein as the Owners and M/s. Sai Balaji Enterprises, through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, and M/s. Om Ganraj Developers, therein as the Confirming Party, it reveals that the said Owners granted and assigned development rights with respect to the above described properties and also other properties, more particularly described in the said Development Agreement, to the said Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement dated 21/10/2016 is duly registered in the Office of Sub Registrar of Assurances Kalyan - 4 at serial no. KLN4-8564/2016 dated 21/10/2016. The said Development Agreement is still valid, subsisting and enforceable under law.



(e) By virtue of Irrevocable Power of Attorney dated 21/10/2016 executed by Smt. Thakubai Gaoru Patil and others, therein as the Owners and and M/s. Om Ganraj Developers, therein as the Confirming Party in favour of M/s. Sai Balaji Enterprises, through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, the said Owners granted full power and absolute authority to the said Developers with respect to the development of the Said Properties alongwith other properties. The said Irrevocable Power of Attorney dated 21/10/2016 is duly registered in the Office of Sub Registrar of Assurances, Kalyan – 4, at serial no. KLN4-8565-2016 dated 21/10/2016.

(5) On perusal of documents provided by our client M/s. Sai Balaji Enterprises, through its partner Mr. Sanjay ramnarayan Singh, it also appears that there are no litigations pending before any Civil or Criminal Court and/or before any other judicial or quasi-judicial authorities with respect to the Said Property.

Dated – 27/11/2021

