

**UJJWALA NILESH GHARAT**

*Advocate High Court B.A, LL.M.*

Office:-Laxmi Palace, 76, Mathuradas Road, Kandivli (w), Mumbai – 400 067  
Mob- 9970887275, Email-ugharat49@gmail.com

**TO,**

**MAHARERA AUTHORITY**

**LEGAL TITLE REPORT**

**Subject :-** Title clearance report with respect of the property ALL THOSE pieces and parcels of land bearing Survey No.149, Hissa No. A1/2, corresponding to C.T.S. No. 1 A admeasuring to 29947.6 sq. mtrs according to revenue and records situate lying and being at Village Kanidivli, Bunder Pakhadi, Taluka Borivli, Mumbai Suburban District the registration District and Sub District of Mumbai City and Mumbai Suburban.

(hereinafter collectively referred to as “the said Property”) based on the documents provided by my clients and have to state as follows:

I have investigated the title in respect of the said property of request of my client, Ravi Foundation (a Partnership Firm duly registered under the provisions of Indian Partnership Act 1932 and carrying on business at 4<sup>th</sup> floor, Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067.

- 1) **Description of the property:** - ALL THOSE pieces and parcels of land bearing Survey No.149, Hissa No. A1/2, corresponding to C.T.S. No. 1 A admeasuring 29947.6 sq. mtrs or thereabout according to revenue and records situate lying and being at Village Kanidivli, Bunder Pakhadi, Taluka Borivli, Mumbai Suburban District the registration District and Sub District of Mumbai City and Mumbai Suburban.

**2) Chain/Document/Agreement in respect of the property :-**

- i. By and under Reclamation Lease dated 17/12/1995 read with order dated 13/12/1954 passed by the prant officer, Thane Prant, the Government of Maharashtra being the owner granted unto one Shri. Akhad Shinvar Patil (since deceseased), a Reclamation of Lease of the abovementioned property admeasuring 5 acres approximately for a period of 999 years commencing on and from 01/08/1952 for the rent reserved and on the terms and conditions & covenants to be oberserved by him as mentioned therein.
- ii. The said lessee Shri Akhad Shinvar Patil however occupied area more than the abovementioned 5 acres and consequently it was found that the said Shri Akhad Shinvar Patil was in possession of an excess area to the extent of 9717.6 sq. mtrs of the same property bearing Survey No. 149 corresponding to CTS No. 1A.
- iii. The said excess holding/possession of the property bearing Survey No. 149 corresponding to CTS No. 1A, came to be subsequently regularized by the District Collector by and under his Order as contained in letter dated 14th January, 2003 as set out hereinafter. The abovementioned property therefore totally admeasuring 29947.6 sq. mtrs approximately as mentioned above.
- iv. By and under Agreement dated 2nd July, 1981, the said Shri Akhad Shinvar Patil, agreed to sell the said property to one M/s. Shreeji Investment, (being the erstwhile name of M/s. Ravi Foundations) for the consideration & on the terms and conditions contained therein.
- v. In pursuant to Agreement dated 2nd July, 1981 the said M/s. Ravi Foundations, came too placed in possession of the aforesaid property.

- vi. The said Akhad Shinvar Patil died intestate at Bombay on or about 4th November, 1986 leaving behind him his 2 wives and 8 children as his only legal heirs and representatives.
- vii. After the death of Akhad Shinvar Patil the said heirs of Akhad Shinvar Patil from both his widows entered into separate diverse Agreements and/or Assignments with one Pradip D Shah and Prakash Rughani thereby assigning all thier rights, title and interest in the said property to and in favour of the said persons.
- viii. In the meanwhile, during the life time of the said Akhad Shinvar Patil certain dispute and differences arose between the said Akhad Shinvar Patil and his other brothers in Bombay City Civil Court being Suit No. 3455 of 1985. Subsequently after the death of the said Akhad Shinvar Patil M/s. Ravi Foundations was also joined as defendants in the said suit.
- ix. By 2 separate agreements dated 21/08/1992 Shreeji Investments then known as M/s. Ravi Foundation, settled the claim of Pradip D Shah and Prakash Rughani and took assignment of thier right, title and interest in respect of the entire property.
- x. On or about 1st October, 1992 the name of the said firm M/s. Shreeji Investments came to be changed and the firm was renamed as M/s. Ravi Foundations, and all necessary forms in respect of the alteration in the firm's name came to be filed with the Registrar of firms under the provision of Indian Partnership Act, 1932.
- xi. Consequently having acquired the rights of the intermediary parties as aforesaid, M/s. Ravi Foundation under Consent Terms dated 21/04/1993 filed in Suit No. 3455 of 1985 settled the said suit partly in so far as related to the abovementioned property, a General Power of Attorney dated 5th April, 1993 was also executed by the

heirs of Akhad Shinvar Patil i.e. Shri Madhukar Akhad Patil & others authorizing Shri. Jayesh T Shah and another to do all acts, deeds and things which are required for the purpose of developing the abovementioned property.

xii. Thereafter, several disputes and differences arose between certain heirs of the said deceased Akhad Shinvar Patil on one hand and M/s. Ravi Foundation on the other hand and consequently 3 other suits being S.C. Suit No. 7746 of 1999, 6339 of 2000 and 69 of 2000 came to be filed in Bombay City Civil Court at Bombay by and/or against the said heirs wherein M/s. Ravi Foundations, were one of the parties.

xiii. All the above mentioned 3 suits came to be settled at the instance of M/S. Ravi Foundations, and consent terms dated 28/04/2003 came to be filed in S.C. Suit No. 7746 of 1999 and Decree in terms thereof came of be passed in terms of the said Consent Terms on 20/09/2003, by the Hon'ble High Court at Bombay. Similarly, Consent terms dated 28/04/2003 filed in S.C. Suit No. 6339 of 2000 and consent terms dated 30/04/2003 came to be filed in S.C. Suit No. 69 of 2000. Accordingly under the abovementioned Consent Decree/Terms the said heirs of Akhad Shinvar Patil and other third parties claiming rights in the said property confirmed the absolute rights and possession of M/s. Ravi Foundation in respect of the said property.

xiv. In pursuance to the above the heirs of the said Akhad Shinvar Patil executed a fresh Power of Attorney in favour of the partner of M/s. Ravi Foundation to enable them to develop the said property and every part thereof.

xv. It has been observed that there is confirmation deed executed by Deubai Damodar Patil and others to M/S Ravi Foundation for confirming the transfer. The said confirmation deed has been duly registered with Sub-registrar Borivali at Sr. No. Borivali 5/6631/2006.

xvi. It has been also observed that Ekta Bhumi const and Deubai Damodar Ptil and others and Ravi Foundation also executed Declarartion in favour of Municipal commissioner which has been registered with Sub- registrar Borivili at Sr.No. Borivali 1/933/2003.

xvii. By and under order dated 14th January, 2003 bearing Ref No. 62/3D/L-519 passed by the Collector, Mumbai Suburban District Mumbai, permission to develop the said land was granted upon the terms and conditions contained therein.

xviii. By and under order dated 26th June, 2003 bearing Ref No. C/karya/3D/L-519 passed by the Collector, Mumbai Suburban District Mumbai the occupancy of heirs and legal representatives of Akhad Shinvar Patil of the balance area of land was regularized upon the terms and conditions recorded in the said order.

xix. Order was clarified and it was provided that the Collector has no objection for transfer of units/flats and the land on which they are constructed in favour of the co-operative society.

xx. M/s. Ravi Foundation have got a layout sanctioned in respect of the entire property which is now naturally sub divided onto 5 sectors/parts namely A,B,C,D,E by reason of passing of internal Roads or DP Roads.

xxi. By and order dated 29th October, 1999 bearing No. C/ULC/D-V6 (I) SR-VI-125, XXIII-695 the Additional Collector, the Competent Authority, Greater Mumbai under Urban Land (Ceiling & Regulations) Act, 1976 has held that there is no surplus or excess vacant land and heirs of Akhad Shinvar Patil are entitled to hold and retain the said property.

xxii. The Municipal Corporation of Greater Mumbai has approved IOD(Intimation of Disapproval) being No, P-7468/2021 Proposed Building No. 3 on Sub plot C of land

bearing CTS No. IA/1 of village Kandivali and others) R/S ward/Kandivali R/S/337/1/New dated 02.06.2022 and Municipal Corporation of Greater Mumbai has issued Commencement Certificate on dated 12th August 2022, a copy of which is annexed and marked as Annexure-“A” hereto;

xxiii. On or about 1<sup>st</sup> November 2022 the name of the said firm M/s. Ravi Foundations came to be changed and the firm was renamed as M/s. ROCK ESTATES, and all necessary forms in respect of the alteration in the firm's name came to be filed with the Registrar of firms under the provision of Indian Partnership Act, 1932.

**3) Property card issued in name of Shri. Akhad Shanwar Patil downloaded on 16.07.2023.**

**4) SEARCH REPORT :-**

Search report dated 15.02.2022 given by Mahersh Chaudhari from 1993 to 2022 in respect of the captioned property.

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 on the lease hold rights of the said property of heirs and legal representatives of original lessee Akhad Shinvar Patil is clear and marketable free from encumbrances as per the aforesaid orders passed by the Collector and M/s. ROCK ESTATE, have right to develop the said property subject to the terms and conditions in force by the District Collector and local authorities while sanctioning the plan and other orders mentioned hereinabove and subject to the terms and conditions of the aforementioned Agreements.

This certificate is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as I understand them to be. My understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our certificate.

**Owners of the land**

Legal Heirs of Akhad Shinvar Patil

**5) The report reflecting the flow of the title of Ravi Foundation on the said land is enclosed herewith as annexure.**

**Ujjwala Nilesh Gharat**

**Advocate**



Dated this 15<sup>th</sup> day of December, 2022

## FLOW OF THE TITLE OF THE SAID PROPERTY

- 1) **7/12 EXTRACT CLOSE ON DATE - CONVERTED INTO PROPERTY CARD**- in name of Akhad Shanwar Patil as a Lessee of the property from state of Maharashtra.(
- 2) Mutation Entry - NA
- 3) Search report dated 15.02.2022 given by Mahesh Chaudhari from 1993 to 2022 in respect of the captioned property taken from Sub-registrar office at Borivali.
- 4) **Any Other relevance Title** - I have also relied upon the Title Investigation report dated 31<sup>st</sup> May 2022 of Alok Singh, which records that there is no charge in respect of the captioned property which records that there is no charge in respect of the captioned property.
- 5) **LITIGATION IF ANY**- . Subject to state hereinabove in above I have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the captioned property is subject matter of any litigation.

**Ujjwala Nilesh Gharat**

**Advocate**



Dated this 15<sup>th</sup> day of December, 2022



**महाराष्ट्र शासन**  
**जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे**

**मालमत्ता पत्रक**

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गाव/पेठ : कांदिवली

तालुका/न.भू.का. : नगर भूमापन अधिकारी, बोरीवली

जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	दारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
७/अ/१			१६८८२.४०	जी	-

**सुविधाधिकार**

हक्काचा मुळ धारक

वर्ष:

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(शा) पट्टेदार(प) किंवा भार	साक्षात्कार
१५/०२/१९८२	अर्ज जबाब व प्रांतांफीसर ठाणेयांचेकडीलआदेशाने लेसीचेनाव दाखल केले.	H	महाराष्ट्र सरकार	सही- १५/०२/१९८२ न.भू.अ. बोरीवली
२३/०८/२००४	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र. सी/कार्या-२कक/कलम १३४/एस.आर २४२ दि. ५/८/२००४ चे अदेशान्वये न.भू.क. १३ या मिळकत पत्रिकेवर दाखल असलेले क्षेत्र २०६१७.४ चौ.मी. ऐवजी ३२७७८.५ चौ.मी. असे दुरुस्त केले व त्या मध्यान न.भू.क. १४ कडे वर्ग झालेले १५४.७ चौ.मी. वजा करून ३००२३.८ चौ.मी. दाखल करून त्यान्वये न.भू.क. १४ कडून आलेले क्षेत्र १०३९.६ चौ.मी. सामिल करून न.भू.क. १५ चे क्षेत्र ३३०५५.४ चौ.मी. कायम केले. व नकाशा दुरुस्ती केली. यापेकी (२०२३४.३+१७१६.८) असे अंतरुण २९९५०.९ चौ.मी. क्षेत्रापुरते भाडेपट्टेदार श्री. आखाड शनवार पाटील यांचे नाव दाखल केले.	L	श्री. आखाड शनवार पाटील.	फेरफार क्र. २७८ प्रमाणे सही- २३/०८/२००४ न.भू.अ. बोरीवली
१२/०९/२००४	मा. जिल्हाधिकारी, मु.उ.जि. यांचेकडील आदेश क्र. सी/कार्या-७आ/पो.वि/एस.आर-३६८०-८ दि.६/१७/२००४ व इकडील मो.र.नं/अ.ता./पो.वि/अ-११४/०४ दि.६/१३/२००४ अन्वये न.भू.क.७/अ/ चे क्षेत्र ३३०५५.४ चौ.मी. मध्यून पोट विभाजनाकडे वर्ग होणारे क्षेत्र १६७३.० चौ.मी. वजा करून शिल्लक क्षेत्र १६८८२.४ चौ.मी. कायम केले. व न.भू.क.७/अ/ ला १/अ/१ असा शेज दिला आरक्षण निवासी क्षेत्र नमूद केले व पोट विभाजनाची अनुक्रमे न.भू.क.७/अ/२ क्षेत्र ३७७६.९ चौ.मी., न.भू.क.७/अ/३ क्षेत्र ३१८१.४ चौ.मी., न.भू.क.७/अ/४ क्षेत्र ४३११.० चौ.मी., न.भू.क.७/अ/५ क्षेत्र ३७०४.५ चौ.मी. अशा स्वतंत्र मिळकत पत्रिका उघडल्या.			फेरफार क्र. २९९ प्रमाणे सही- १२/०९/२००४ न.भू.अ. बोरीवली
१५/१२/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख (म. राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.७ मिळकत पत्रिका अक्षरी नोंद /२०१५. पुणे दिनांक ६/०२/२०१५ व न.भू.अ. बोरीवली यांचे आदेशान्वये सदर मिळकत पत्रिकेवर अक्षरी सोळा हजार आठशे व्यापेशी पूर्णांक घार दशांश क्षेत्राची नोंद केली.			फेरफार क्र. ८७२ प्रमाणे सही- १५/१२/२०१५ न.भू.अ. बोरीवली

के अन्वयात पडल मिळिली जाईल केलेले असे

हि मिळकत पत्रिका (दिनांक १०/११/२०१९ १२:००:०० AM रोजी) डिजीटल स्वाक्षरीत केली असल्यानुके त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक ७/१६/२०२२ १:२३:२७ PM

दैधता पडताळणी साची <http://appleabhilekh.mahabumi.gov.in/DSLR/propertycard> या संकेत स्थळावर जाऊन २२०११०००१८३६२६५ हा क्रमांक वापरावा.

गा. न. नं. ७, ७-अ व १२.

स. नं. ७८८ हिस्सा नं. अ

पंथ साक्षणी सायक	रु. ५	गु. —
पोट खरब	—	—
एकूण	५	—
	रुपये	पैसे
आकार.....	—	—
जुड़ी अधिक.....	—	—
जादा आकार.....	—	—
पाणी.....	—	—

कवजेदार

१९८ १९८ १९९२

३२०८

सरकार

छत्तीसगढ़ शिवाय यात्री

३५०२

गाव कांदीवली

तालुका बोरीवली

इतर हक्क

नविन शर्मिन

३५०२

दर्व	सागवड करणारचे नाव	क्षेत्र	सीत	पिके आणि सागवड	क्षेत्र	रोज
८१८७	वडुक	५६	—	ओले	५६	—
	पिके काला पुला वारा तमार सारी	—	—	१२०२/२०२३	तालाडी सजा कांदीवडी नवसिन-बोरीवली	—

असल बहुकम खरी नक्कल असे

ता.

तालाडी

## विकाच पत्रक (नमुना नं. ३)

तात्पुत्र - लालतेल  
क्रमांक - १६८८५

नोंदीचा अनु. नं.	हलकाचा प्रकार	फेरफार झालेले स.न.व.हि.ने.	तपासणी अंमलदाराची सही किंवा शेरा
८९८	<p>तात्पुत्र ३५-८-५५ यांत्रिक दृष्टीमध्ये नव्या LND SR IV ५५५६ विकात तात्पुत्र दृष्टीमध्ये LND SR IV २३२-२०-८-५५</p> <p>तात्पुत्र दृष्टीमध्ये नव्या LND SR IV २३२-२०-८-५५ विकात तात्पुत्र तात्पुत्र दृष्टीमध्ये नव्या LND SR IV २३२-२०-८-५५ विकात तात्पुत्र</p> <p>तात्पुत्र दृष्टीमध्ये नव्या LND SR IV २३२-२०-८-५५ विकात तात्पुत्र</p> <p>तात्पुत्र दृष्टीमध्ये नव्या LND SR IV २३२-२०-८-५५ विकात तात्पुत्र</p> <p>तात्पुत्र दृष्टीमध्ये नव्या LND SR IV २३२-२०-८-५५ विकात तात्पुत्र</p> <p>तात्पुत्र दृष्टीमध्ये नव्या LND SR IV २३२-२०-८-५५ विकात तात्पुत्र</p>	<p>२००१५</p> <p>१३११०१५५</p> <p>Schapp</p> <p>C.I.</p> <p>Schapp</p> <p>२५११०</p>	<p>तपासणी अंमलदाराची सही किंवा शेरा</p>

अम्बसल बरहुकुम खणी नवकर असे. तपार -

दि. १५/१२/२००३

सलत्स्तातीचा कांशिक  
गदातिळ-बोरेची.

हृषकार्थ पत्रक (मुमुक्षा नं. ६)

मौजे

तात्त्विका - श्री विजय

तपासणी अंमलदाराच  
झालेले

सही किंवा शेरा  
हि.न.

ନିର୍ମାଣ

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प्राचीन भारतीय नववी

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तत्त्वज्ञानी सेवा कांगड़ी बाबा

नामस्तु त्रैवच्छी ॥

वास्तविकता बरहुकुम खुरी नवकलता असे.

दि. १४।२३।२०१३

卷之三



प्राप्त  
१९२५

कठडन नरसा नवायाप्य इकानित उद्विग्नी चाल (५५) अला  
प्रियन कोड रसन्य उड लालीक करा कठडन दिला  
लालीक कोस्यापासी लालीला अंग आल्याद्याव  
जावनची नवायिली रड लाला हील्याद्याव दिल  
स.न. ३८६ ३००-००

प्रियु १२ रु-७५

सिवाय चाल्याप व चिप्पती अलील जावा  
प्र कोड ५३-१२ माल

दृश्य  
T. & Andivel

कठडन नरसा - १६/१०/२०२३

प्राप्ति लाल कोरिया  
प्राप्ति लाल कोरिया

## हवकाचे पत्रक (नमुना नं. ६)

नोंदीचा अनु. न.	हवकाचा सकार	मोजे तातुका - कृषिवर्ती.	मोजे तातुका - कृषिवर्ती.
१५०२	<p>दारिद्र्य २३/२१८८ तीव्र वर्दन वाढीने हृष्टविली आमीन शेकार सर्व नववर्दी आवर्तन लोकांची योग्यता घटली जागा एवी आवर्तन विवरण पावर्त्त आवृत्त ७०८८ वर्षांच्या विवरण मे. प्रोत औंकी अरु ३००१ प्रात याचे नववर्दी कोर्स ने २ (८०३/४०) विवरणमेशी तिंडा तातीवर्त्त २१८१/९५५-८५५-८४४ सनाद्य प्रमाण ०११२३ ताती-भगाता आवृ- त्तने पिंपराहाती भायात नोंदा कृत्तुन घरकारी तिंडा मध्यान एवी आवर्तन विवरण पार्यात चांदे नैव लारवले कृत्ता काहिता नोंदू कृत्ता असेही. वाती सनाद्यत नमुद करवायाप्रमाण आहेत. (नोंदू तातीवर्त्त आवृ- त्तने प्रमाण १८१२१/८५१८५१/८५१८५१ प्रमाण)</p> <p>साता ७८०८ दिनांक १८१२१/८५१८५१</p>	<p>फेरफार झालेले स.न.व.हि.ने.</p> <p>७४८८</p>	<p>तपासणी अंमलदाराची सही किंवा शेग</p> <p>प्रातुका नृ. R.T.S/MS/77/84 १८-२-८५</p> <p>१५२</p> <p>SD XXX d.t. F.M ३०८५ vel.</p> <p>१५५</p> <p>१५५</p> <p>१५५</p> <p>१५५</p> <p>१५५</p>

अससल बहुक्रम खरी नवकल असे. तथार -

दि. १५/१२/१९८०

कृषिवर्ती  
गाविन - नोंदू

**MAHESH CHAUDHARI**  
**(SEARCH CLERK) 9222561713**

Date :15.02.2022

To  
.....Ravi foundation  
.....Kandivali (W)

**Ref: Investigation title of the property bearing Land Survey no 149 Hissa no A1/2 C.T.S no 1A admeasuring Area 29000 sq.mtrs. Village- Kandivali ,Tal.BOrivali.**

Dear Sir,

As per your instructions I have taken search of above mentioned property in Sub- Registrars Offices at Mumbai bandra Goregaon & Borivali from 1993 to 2022 (30 Years).

I have found the following documents registered therein during the course of search

**AT SUB MUMBAI REGISTRAR OFFICE FROM 1993 TO 2022(30 YEARS)**

**MANUAL**

1993	:	Torn
1994	:	Torn
1995	:	Nill -Same Page Torn
1996	:	Nill -Same Page Torn
1997	:	Nill -Same Page Torn
1998	:	Torn
1999	:	Nill -Same Page Torn
2000	:	Nill -Same Page Torn
2001	:	Torn
2002	:	SPT
2003	:	SPT
2004	:	Torn
2005	:	Torn
2006	:	Torn
2007	:	SPT
2008	:	Torn
2009	:	SPT
2010	:	SPT
2011	:	SPT
2012	:	SPT
2013	:	SPT
2014	:	Nill
2015	:	Nill
2016	:	Nill
2017	:	Nill
2018	:	Nill
2019	:	Nill
2020	:	Nill
2021	:	Nill
2022	:	not ready

**AT SUB BANDRA REGISTRAR OFFICE FROM 1993 To 2022 (30YEARS)**

**MANUAL**

1993	:	
TO	:	Torn -Record not avyalebal index-ii patly torn(1985to2022)



2022

only computer record.)

**AT SUB GOREGAON REGISTRAR OFFICE FROM 1993 TO 2022 (30 YEARS)**

**MANUAL**

1993

& : not record – Same p.torn(MANUAL recod not avyalebal)

2022

**AT SUB GOREGAON AND BORIVALI REGISTRAR OFFICE FROM 2002 TO 2022 (21 YEARS) COMPUTER-BRL-1,2,3,4,5,6,7,8,& 9.**

2002	:	Nill Mix Page
2003	:	Nill Mix Page
2004	:	Nill Mix Page
2005	:	Nill Mix Page
2006	:	Entry

BORIVALI-5 6631/2006	CONFORMATION DEED A.V. Rs.19225000/- M.V.Rs.100458000/- 1)DEUBAI DAMODAR PATIL,SANTOSH BHALCHANDRA PATIL,PRABHABAI DAMODAR PATIL,MANJULA DAMODAR PATIL THROUGH POWER JAYESH T.SHAH 2)ANUBAI DAMODAR PATIL AND OTHER TO M/S.RAVI FOUNDATION THROUGH JAYESH T.SHAH	02/09/2006 02/09/2006
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Schedule:Land & area Survey no 149 C.T.S. no 1A Area 31000 sq mtrs, Survey no 149 C.T.S.no 1B Area 9000 sq.mtrs. Total Area 40000 sq.mtrs. Village kandivali Tal.Borivali .

2007	:	Nill Mix Page
2008	:	Entry

BORIVALI-1 933/2008	DECLARATION DEED A.V. Rs.00/- M.V.Rs.00/- EKTA BHUMI CONST.THROUGH PARTNER AKSHAY J.DOSHI ON BEHALF OF MS DILIP PAREKH 1)DEUBAI DAMODAR PATIL AND OTHER 32 THROUGH POWER JAYESH T.SHAH THROUGH POWER DILIP J. PAREKH M/S.RAVI FOUNDATION THROUGH JAYESH T.SHAH TO MUNICIPAL COMMISSIONER	01/02/2008 01/02/2008
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Schedule:Land & area Survey no 149 Hissa no A-1/2 C.T.S. no 1A.Village kandivali Tal.Borivali .

2009	:	Nill Mix Page
2010	:	Nill Mix Page
2011	:	Nill Mix Page
2012	:	Nill Mix Page
2013	:	Nill Mix Page
2014	:	Nill Mix Page
2015	:	Nill Mix Page
2016	:	Nill Mix Page
2017	:	Nill Mix Page
2018	:	Nill Mix Page
2019	:	Nill Mix Page
2020	:	Nill Mix Page
2021	:	Nill Mix Page



2022 : not ready

**NOTE OF SEARCH**

Please note that the intimation records are not available for search in the above mentioned Offices and Online Record of Intimation Records are also not properly available. Register of Computerized Print Copies of Index II are prepared for Search from Feb. 2002 onward, which have not been maintained properly and manual books are in partly torn, untidy and loose condition.



Housiey.com

# ALOK SINGH

(B.A, D.C.J, LL.M.)

ADVOCATE, HIGH COURT

Building No.18, Room No.2, Ground Floor, Shastri Nagar, Linking Road Extension, Santacruz (West), Mumbai-400 054.  
Mobile : 9819288140 Email: singh.alokkumar04@gmail.com

## TITLE CERTIFICATE

### TO WHOMSOEVER IT MY CONCERN

To,

M/s Ravi Foundations,  
Laxmi Palace, 76, Mathuradas Road,  
Kandivali (W), Mumbai 400 067

**RE: ALL THOSE** pieces or parcels of land being in the layout of the First and Second Property being property bearing Survey No. 149, Hissa No. A/1/2, CTS Nos. 1A, admeasuring 290000 sq. meters Approx, of Village Kandivli, District & Taluka-Borivali, in the registration district and sub-district of Mumbai Suburban district (hereinafter collectively referred to as 'the said property')

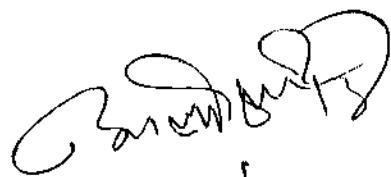
Pursuant to the instructions of my clients M/s. Ravi Foundation, a registered partnership firm having its office at 76, Laxmi Palace, Mathuradas Road, Kandivali (West), Mumbai 400-067, I have investigated the title in respect of the said property and my findings based on such investigation and the documents furnished to me are as under:-

1. By and under Reclamation Lease dated 17/12/1995 read with order dated 13/12/1954 passed by the prant officer, Thane Prant, the Government of Maharashtra being the owner granted unto one Shri. Akhad Shinvar Patil (since deceased), a Reclamation of Lease of the abovementioned property admeasuring 5 acres approximately for a period of 999 years commencing on and from 01/08/1952 for the

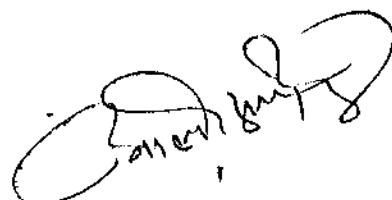


rent reserved and on the terms and conditions & covenants to be observed by him as mentioned therein.

2. The said lessee Shri Akhad Shinvar Patil however occupied area more than the abovementioned 5 acres and consequently it was found that the said Shri Akhad Shinvar Patil was in possession of an excess area to the extent of 9717.6 sq. mtrs of the same property bearing Survey No. 149 corresponding to CTS No. 1A.
3. The said excess holding/possession of the property bearing Survey No. 149 corresponding to CTS No. 1A, came to be subsequently regularized by the District Collector by and under his Order as contained in letter dated 14th January, 2003 as set out hereinafter. The abovementioned property therefore totally admeasuring 29947.6 sq. mtrs approximately as mentioned above.
4. By and under Agreement dated 2nd July, 1981, the said Shri Akhad Shinvar Patil, agreed to sell the said property to one M/s. Shreeji Investment, (being the erstwhile name of M/s. Ravi Foundations) for the consideration & on the terms and conditions contained therein.
5. In pursuant to Agreement dated 2nd July, 1981 the said M/s. Ravi Foundations, came to placed in possession of the aforesaid property.

A handwritten signature in black ink, appearing to read "B. Ravi" or a similar name, is positioned at the bottom left of the page.

6. The said Akhad Shinvar Patil died intestate at Bombay on or about 4th November, 1986 leaving behind him his 2 wives and 8 children as his only legal heirs and representatives.
7. After the death of Akhad Shinvar Patil the said heirs of Akhad Shinvar Patil from both his widows entered into separate diverse Agreements and/or Assignments with one Pradip D Shah and Prakash Rughani thereby assigning all thier rights, title and interest in the said property to and in favour of the said persons.
8. In the meanwhile, during the life time of the said Akhad Shinvar Patil certain dispute and differences arose between the said Akhad Shinvar Patil and his other brothers in Bombay City Civil Court being Suit No. 3455 of 1985. Subsequently after the death of the said Akhad Shinvar Patil M/s. Ravi Foundations was also joined as defendants in the said suit.
9. By 2 separate agreements dated 21/08/1992 M/s. Ravi Foundation then known as Shreeji Investments, settled the claim of Pradip D Shah and Prakash Rughani and took assignment of thier right, title and interest in respect of the entire property.
10. On or about 1st October, 1992 the name of the said firm M/s. Shreeji Investments came to be changed and the firm was renamed as M/s. Ravi Foundations, and all necessary forms in respect of the alteration in the firm's name came to

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be filed with the Registrar of firms under the provision of Indian Partnership Act, 1932.

11. Consequently having acquired the rights of the intermediary parties as aforesaid, M/s. Ravi Foundation under Consent Terms dated 21/04/1993 filed in Suit No. 3455 of 1985 settled the said suit partly in so far as related to the abovementioned property, a General Power of Attorney dated 5th April, 1993 was also executed by the heirs of Akhad Shinvar Patil i.e. Shri Madhukar Akhad Patil & others authorizing Shri. Jayesh T Shah and another to do all acts, deeds and things which are required for the purpose of developing the abovementioned property.
12. Thereafter, several disputes and differences arose between certain heirs of the said deceased Akhad Shinvar Patil on one hand and M/s. Ravi Foundation on the other hand and consequently 3 other suits being S.C. Suit No. 7746 of 1999, 6339 of 2000 and 69 of 2000 came to be filed in Bombay City Civil Court at Bombay by and/or against the said heirs wherein M/s. Ravi Foundations, were one of the parties.
13. All the abovementioned 3 suits came to be settled at the instance of Ms/ .Ravi Foundations, and consent terms dated 28/04/2003 came to be filed in S.C. Suit No. 7746 of 1999 and Decree in terms thereof came of be passed in terms of the said Consent Terms on 20/09/2003, by the Hon'ble High Court at Bombay. Similarly, Consent terms dated 28/04/2003 came to be filed in S.C. Suit No. 6339 of 2000 and consent terms dated 30/04/2003 came to be filed in



S.C. Suit No. 69 of 2000. Accordingly under the abovementioned Consent Decree/Terms the said heirs of Akhad Shinvar Patil and other third parties claiming rights in the said property confirmed the absolute rights and possession of M/s. Ravi Foundation in respect of the said property.

14. In pursuance to the above the heirs of the said Akhad Shinvar Patil executed a fresh Power of Attorney in favour of the partner of M/s. Ravi Foundation to enable them to develop the said property and every part thereof.
15. By and under order dated 14th January, 2003 bearing Ref No. 62/3D/L-519 passed by the Collector, Mumbai Suburban District Mumbai, permission to develop the said land was granted upon the terms and conditions contained therein.
16. By and under order dated 26th June, 2003 bearing Ref No. C/karya/3D/L-519 passed by the Collector, Mumbai Suburban District Mumbai the occupancy of heirs and legal representatives of Akhad Shinvar Patil of the balance area of land was regularized upon the terms and conditions recorded in the said order.
17. Order was clarified and it was provided that the Collector has no objection for transfer of units/flats and the land on which they are constructed in favour of the co-operative society.

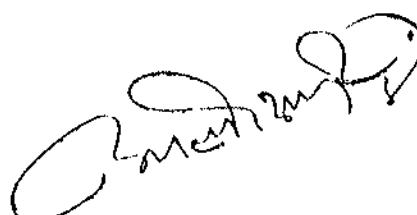
A handwritten signature in black ink, appearing to read "Omkar 20/8/03".

18. M/s. Ravi Foundation have got a layout sanctioned in respect of the entire property which is now naturally sub divided onto 5 sectors/parts namely A,B,C,D,E by reason of passing of internal Roads or DP Roads.

19. By and order dated 29th October, 1999 bearing No. C/ULC/D-V6(I) SR-VI-125, XXIII-695 the Additional Collector, the Competent Authority, Greater Mumbai under Urban Land (Ceiling & Regulations) Act, 1976 has held that there is no surplus or excess vacant land and heirs of Akhad Shinvar Patil are entitled to hold and retain the said property.

20. I have also caused necessary searches be taken in the concerned offices of the Sub- Registrar of Assurances through my search clerk who has submitted his report which confirms that there are no encumbrances registered in respect of the said property.

In my opinion therefore, subject to what is stated hereinabove, the title on the lease hold rights of the said property of Akhad Shinvar Patil and others, heirs and legal representatives of original lessee Akhad Shinvar Patil is clear and marketable free from encumbrances as per the aforesaid orders passed by the Collector and M/s. Ravi Foundation, have right to develop the said property subject to the terms and conditions in force by the District Collector and local authorities while sanctioning the plan and other orders mentioned hereinabove and subject to the terms and conditions of the aforementioned Agreements.



**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:-**

**ALL THAT** pieces or parcels of land being in the layout of the First and Second Property being property bearing Survey No. 149, Hissa No. A/1/2, CTS Nos. 1A, admeasuring 290000 sq. meters Approx., of Village Kandivli, ~~District~~ **S.**, Taluka-Borivali, in the registration district and sub-district of Mumbai Suburban district

Dated this 31<sup>st</sup> day of May, 2022.

  
Mr. Alok K. Singh  
Advocate High Court