

P.M. PATIL
M. COM. LL.B.

R.V.GANGARKAR
B.A.LL.B.

Mob No : 98200 29073

M/S.PATIL GANGARKAR & CO.(REGD.)

ADVOCATES – HIGH COURT

2, Old Bhanbai Niwas, Gr. Floor, Gurunanak Estate, Opp. Gokul Hospital, M.G. Road,
Mulund (W), Mumbai-400 080

— RPAD/UCP/HD/COURIER
FORMAT-A
(circular No:- 28/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to a composite plot of land
admeasuring 2140 sq.mt comprising of village Shivaji Nagar S.No.35/9 area
150 sq.mt, 36/2 (pt) area 250 sq.mt, 35/10 area 400 sq.mt, 36/1 (pt) area 200
sq.mt and village Gaondevi S.No. 49/5/2 (pt) area 1140 sq.mt situate at village
Shivaji Nagar & village Gaondevi, Taluka Kalyan District Thane (hereinafter
referred as the said property).

I have investigated the title of the said plot of land i.e the said property on the
request of M/s Sneh Buildcon the Promoter/Developer and following
documents i.e. :-

- 1) Description of the property :- Village Shivaji Nagar, S.No.35/9 area
150 sq.mt, 36/2 (pt) area 250 sq.mt,
35/10, area 400 sq.mt, 36/1 (pt) area
200 sq.mt, and village Gaondevi
S.No. 49/5/2 (pt), area 1140 sq.mt

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situate at village Shivaji Nagar &
village Gaondevi. Taluka Kalyan
District Thane

2) The documents of allotment of Plot:-

- i) Agreement for sale dt.29/06/2018 in respect Shivaji Nagar S.No. 35/9 old S.No. 129/9 area 150 sq.mt, with Mr. Rajesh. Prabhulal. Velani.
- ii) Agreement for Development dated 14/09/2017 (Document No. KLN-5 10801/2017) in respect of Shivaji Nagar S.No.36/2 old S.No. 130/2, with Mr. Babu Shankar Mhatre & ors.
- iii) Agreement for Development dt. 04/09/2017 (Document No. KLN-5, 10495/2017) in respect of Shivaji Nagar S.No.35/10, old S.No. 129/10 area 400 sq.mt, with Mr. Vijay Babu Mhatre.
- iv) Agreement for Development dt. 01/02/2018 (Document No.1182/2018) in respect of Shivaji Nagar S.No. 36/1 old S.No. 130/1 area 200 sq.mt, with Smt. Shantabai Bhaskar Bhoir & ors.
- v) Agreement for Development dt.28/12/2018 in respect of Gaondevi S.No.49/5/2 (pt) old S.No. 131/5/2 area 1140 sq.mt, with Mr. Meghraj DundaTupange.
- vi) Deed of Transfer of Transferable Development Rights dated 25.08.2023, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 12129 / 2023 between M/s Umiya Enterprises as Transferor and M/s. Sneh Buildcon as the Transferee.

vii) Mortgage Deed dated 02.03.2022 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under Serial No.2493/ 2022 executed by Sneh Buildcon as Mortgagor in favour of Aditya Birla Finance Limited as Mortgagee.

3) In all 7, 7/12 extract issued by Talathi Thakurli, all dated 02/11/2023 in respect of village Shivaji Nagar S.No. 35/9, 36/2, 36/1, 35/10 and village Gaondevi S. No. 49/5/2(pt).
Mutation entries of village Shivaji Nagar 498, 635, 673, 681, 725, 773, 821, 921, 927, 941, 945, 1334, 1985, 1989, 952, 232, 363, 820, 862, 4130, 943, 181, 276, 298, 667, 674, 842, 944, 100, 1075, 130, 942, 1026 and village Gaondevi. 422, 502, 561, 569, 585, 595, 2842, 712.

4) Search report for 35 years from 1988 till 21/10/2023.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said composite property we are of the opinion that the title of the following Owners/ Promoter in respect of their respective properties is clear, marketable and without any encumbrances subject to legal litigation in respect of Gaondevi S.No.49/5/2, old S.No.131/5/2 and the charge of Aditya Birla Finance Limited.

Owners of the land

82 1) Shivaji Nagar S.No. 35/9 old S.No.129/9 area 150 sq.mt owned by Mr. Rajesh Prabhulal Velani

- 2) Shivaji Nagar S.No. 36/2, old S.No.130/2 area 250sq.mt owned by Vijay Babu Mhatre & ors.
- 3) Shivaji Nagar S.No. 35/10 old S.No. 129/10 area 400 sq.mt owned by Mr. Vijay Babu Mhatre.
- 4) Shivaji Nagar S.No. 36/1, old S.No.130/1, area 200 sq.mts owned by Shantabai Bhaskar Bhoir & ors.
- 5) Gaondevi S.No. 49/5/2 (pt), old S.No.131/5/2 area 1140 sq.mt owned by Mr. Meghraj DundaTupange.
- 6) Qualifying comments remarks if any is as given in the Report on title enclosed herewith as annexure 'A'.

The report reflecting the flow of the title of the Owners/ Promoters on the said land is enclosed herewith as annexure 'A'.

For M/s Patil Gangarkar & Co.


(R.V.Gangarkar)
Partner
Advocate

Encl: Annexure 'A'.

Date:22/11/2023