

To,

MahaRERA

6th & 7th floor, Housefin Bhavan,

Plot no. C-21, E-Block,

Bandra Kurla Complex,

Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing Old Survey no. 46, New Survey No. 54, Hissa No. 2, admeasuring 1390 square meters lying, being and situate at Village Mogharpada, Taluka and District Thane and within the jurisdiction of registration District & Sub-District of Thane within the limits of Municipal Corporation of Thane owned by **1) Mrs. Anubai Manik Bhoir, 2) Mr. Nilesh Gajanan Thakur, 3) Mr. Narayan Gajanan Thakur, 4) Mrs. Vatsala Ashok Bhoir, 5) Mrs. Nirmala Vinod Patil, 6) Mrs. Vasanti Subhash Kurhade, 7) Smt. Chandrabhaga Halya Patil, 8) Smt. Padmini Ganesh Shinge and 9) Mr. Mahadev Gajanan Thakur** (hereinafter collectively referred to as "**SAID PROPERTY**").

1/- I have investigated the title of Said Property on the request of the **M/S. Ace Signature Homes LLP (PROMOTER)** and following documents i.e. :

- 1) **Description of the Property:** Land bearing Old Survey no. 46, New Survey No. 54, Hissa No. 2, admeasuring 1390 square meters lying, being and situate at Village Mogharpada, Taluka and District Thane and within the

Prasanna Mate & Associates

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jurisdiction of registration District & Sub-District of Thane within the limits of Municipal Corporation of Thane.

- 2) **The Documents of the allotment of Said Property:** Development Agreement dated 16/02/2017, Release Deed dated 19/06/2017, Confirmation Deed dated 15/03/2018

Development Agreement dated 02/11/2021.

- 3) **7/12 Extract** of the Said Property issued by Talathi, dated 01/11/2021

Relevant Mutation Entry nos. 464, 324, 432, 563, 583, 698, 780, 754, 804, 880,

- 4) **Search Report** dated 12/11/2021 for last 30 years (from 1992-2021)

2/- On the 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 owner and promoter is clear marketable and without any encumbrances.

OWNERS OF LAND:

1) Mrs. Anubai Manik Bhoir, 2) Mr. Nilesh Gajanan Thakur, 3) Mr. Narayan Gajanan Thakur, 4) Mrs. Vatsala Ashok Bhoir, 5) Mrs. Nirmala Vinod Patil, 6) Mrs. Vasanti Subhash Kurhade, 7) Smt. Chandrabhaga Halya Patil, 8) Smt. Padmini Ganesh Shinge and 9) Mr. Mahadev Gajanan Thakur are the owners of Land bearing Old Survey no. 46, New Survey No. 54, Hissa No. 2, admeasuring 1390 square meters lying, being and situate at Village Mogharpada, Taluka and District Thane and within the jurisdiction




of registration District & Sub-District of Thane within the limits of Municipal Corporation of Thane.

3/- The Report reflecting the flow of the title of the owner and the promoter on the said property enclosed herewith an Annexure

For Prasanna Mate and Associates




Rohan S. Mane
Associate Advocate

Encl: Annexure.

Date: 21/02/2022

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ANNEXURE:

1. OBSERVATIONS:

In respect of 7/12 extracts

It appears from the perusal of old 7/12 extract, that the Said Property was originally owned by Mr. Halya Mahadu and as per the current 7/12 extract that the Said Property is owned by Mrs. Anubai Manik Bhoir and others.

2 In respect of 6 D Mutation Entries:

(i) **It appears from the mutation entry no. 464 dated 07/07/1951 that,** standard area and assessment of the said property, was converted into decimal system in accordance with provision of Bombay Weights and Measures [Enforcement] Act, 1958.

(ii) **It appears from the mutation entry no. 324 dated 09/11/2009 that,** Mr. Mankya Aalshya Thakur demised in or around year 30/09/1955 leaving behind his son Mr. Namdev Mankya Thakur as his only legal heir.

Mr. Namdev Mankya Thakur demised leaving behind wife Smt. Raghubai Namdev Thakur, 4 sons viz. 1) Mr. Bhimdev Namdev Thakur, 2) Mr. Sakharam Namdev Thakur, 3) Mr. Sadanand Namdev Thakur and 4) Mr. Suryadev Namdev Thakur and 2 daughters viz. 1) Mrs. Laxmibai Babu Bhoir and 2) Miss Parvatibai Namdev Thakur as his only legal heirs.

(iii) **It appears from the mutation entry no. 432 dated 24/06/2011 that,** Mr. Halya Mahadu Thakur demised on 16/03/1987 leaving behind 2 sons viz. 1) Mr. Gajanan Halya

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Thakur and 2) Mr. Aatmaram Halya Thakur, 3 daughters viz. 1) Mrs. Anubai Manik Bhoir, 2) Mrs. Chandrabhaga Halya Patil and 3) Mrs. Padmini Ganesh Shinge as his only legal heirs.

(iv) **It appears from the mutation entry no. 563 dated 11/02/2013 that,** as per the order dated 29/01/2013 passed by Sub-Divisional officer in RTS appeal no. 98/2012, filed by Mr. Halya Mahadu Thakur and others against Parvatibai Namdev Thakur and others the accordingly the mutation entry no. 324 has been deleted.

(v) **It appears from the mutation entry no. 583 dated 17/02/2014 that,** Mr. Aatmaram Halya Thakur demised on 28/03/1992 leaving behind wife Smt. Barkubai Aatmaram Thakur (demised on 06/10/2006) 2 sons viz. 1) Mr. Pradeep Aatmaram Thakur and 2) Mr. Digambar Aatmaram Thakur and 2 daughters viz. 1) Mrs. Kalpana Jayendra Bhoir and 2) Mrs. Kamini Kedar Raikar.

(vi) **It appears from the mutation entry no. 698 & 780 that,** as per Petition bearing No. 10204/2015 dated December 08, 2015 filed in Hon'ble High Court Mumbai and as per the instruction issued by Hon'ble Jambandi Ayukta dated December 03, 2015, the said mutation entry pertains to facilitate computerization of land records and to remove inconsistency in the hand written record and computerized record.

(vii) **It appears from the mutation entry no. 754 dated 10/07/2017 that,** 1) Mr. Pradeep Aatmaram Thakur and 2) Mr. Digambar Aatmaram Thakur and 2 daughters viz. 1) Mrs. Kalpana Jayendra Bhoir and 2) Mrs. Kamini Kedar Raikar released and relinquished their undivided share, rights, title



and interest in favour of Mr. Gajanan Halya Thakur by executing Release Deed dated 19/06/2017 which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-12/1649/2017.

- (viii) **It appears from the mutation entry no. 804 dated 30/05/2018 that,** Mr. Gajanan Thakur and others granted development rights in respect of Said Property in favour of M/s. Ramdev Enterprises by executing Development Agreement dated 16/02/2017 which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-2/1497/2017.

Smt. Chandrabhaga H. Thakur and others confirmed the Development Agreement dated 16/02/2017 by executing Confirmation Deed in favour of M/s. Ramdev Enterprises in respect of their undivided share, right, title and interest in the Said Property. The Said Confirmation Deed is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-12/3870/2018.

- (ix) **It appears from the mutation entry no. 880 dated 01/01/2020 that,** Mr. Gajanan Halya Thakur demised on 24/09/2019 leaving behind 3 sons viz. 1) Mr. Nilesh Gajanan Thakur, 2) Mr. Narayan Gajanan Thakur and 3) Mr. Mahadev Gajanan Thakur and 3 married daughters viz. 1) Mrs. Vatsala Ashok Bhoir, 2) Mrs. Vasanti Subhash Kurhade and 3) Mrs. Nirmala Vinod Patil as his only legal heirs.

3. SEARCH REPORT:

IN RESPECT OF SEARCH REPORT OF SAID PROPERTY WITH THE SUB-REGISTRAR OF ASSURANCES.



Search Report issued by Mr. Vishal Gaikwad, dated 12/11/2021 in the office of the Sub-Registrar of Assurances at Thane for the year 1992-2021 was placed before me.

- i. The transaction between year 1992 to 2000 are torn.
- ii. No transactions are recorded in the year 2001 to 2016, 2019, and 2020.
- iii. Relevant transaction recorded in the year 2017, 2018 & 2021

4. IN RESPECT OF TITLE DEEDS:

4.1 Antecedent Deeds:

a) Development Agreement:

Mr. Gajanan Halya Thakur and others granted development rights in respect of Said Property in favour of M/s. Ramdev Enterprises by executing Development Agreement dated 16/02/2017 which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-2/1497/2017 and further executed power of attorney on even date which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-2/1498/2017.

b) Release Deed:

1) Mr. Pradeep Aatmaram Thakur and 2) Mr. Digambar Aatmaram Thakur and 2 daughters viz. 1) Mrs. Kalpana Jayendra Bhoir and 2) Mrs. Kamini Kedar Raikar released and relinquished their undivided share, rights, title and interest in favour of Mr. Gajanan Halya Thakur by executing Release Deed dated 19/06/2017 which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-12/1649/2017.

c) Confirmation Deed:

Smt. Chandrabhaga H. Thakur and others confirmed the Development Agreement and power of attorney both dated 16/02/2017 by executing Confirmation Deed dated 15/03/2018 in favour of M/s. Ramdev Enterprises in respect of their undivided share, right, title and interest in the Said Property. The said Confirmation Deed is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-12/3870/2018.

4.2 Developers title Deeds:

Development Agreement:

1) Mrs. Anubai Manik Bhoir, 2) Mr. Nilesh Gajanan Thakur, 3) Mr. Narayan Gajanan Thakur, 4) Mrs. Vatsala Ashok Bhoir, 5) Mrs. Nirmala Vinod Patil, 6) Mrs. Vasanti Subhash Kurhade, 7) Smt. Chandrabhaga Halya Patil, 8) Smt. Padmini Ganesh Shinge and 9) Mr. Mahadev Gajanan Thakur and in confirmation with M/s. Ramdev Enterprises granted development rights in respect of Said Property in favour of M/s. Ace Signature Homes LLP by executing Development Agreement dated 02/11/2021 which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/16102/2021 and further executed power of attorney on even date which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/16105/2021.

5. PUBLIC NOTICE:

As a part of due diligence we had caused to be published Notice inviting claims on 14/12/2021 in respect of Said Property in local Marathi newspaper namely Punya Nagari and English newspaper namely Free Press Journal. We have

not received any objection in respect of the said Public Notice till date.

6. MUNICIPAL PERMISSION AND SANCTIONS:

Thane Municipal Corporation has also granted Commencement Certificate under VP no. S06/0373/21 TMC/TDD/3943/22 dated 09/02/2022 for carrying out 2 wings consisting Wing A & B comprising of Ground + 5 upper floor.

Date: 21/02/2022

Place: Thane



For Prasanna Mate and Associates

**Rohan S. Mane
Associate Advocate**