

**NILESH G. GHARAT
ADVOCATE HIGH COURT
B.A.LL.B.**

OFFICE:- 212, 2nd Floor, Satyam Shivam Shopping Centre, Nallasopara (W),
Tal. Vasai, Dist. Palghar. 401203
Email-advnileshgharat@gmail.com, Mob. 9096283900 .

FORMAT - A

(Circular No. 28/2021)

To,

MAHARERA AUTHORITY,

Mumbai.

LEGAL TITLE REPORT

SUB: TITLE CLEARANCE CERTIFICATE with respect to NA land
bearing Survey No.34 B, H.No.3 area admeasuring 2335.28 Sq. Mtrs.,
assessed at Rs.620.50 paise, lying being and situated at Village Sopara,
Tal.Vasai, Dist. Palghar AND within the limits of Sub-Registrar Vasai - III
Nallasopara and District Registrar Palghar and within the limits of Vasai
Virar Shahar Mahanagarpalika which is absolutely owned seized and
possessed by SIDDHARTH CO-OPERATIVE HOUSING SOCIETY LTD.
bearing Regd No. TNA/(VSAI)/HSG(TC)/1055/1983-1984 dated
24/05/1984.(Hereinafter referred to as "SAID PLOT").

I have investigated the title of said PLOT on the request of Owners and referred
following documents

Arshet

**NILESH G. GHARAT
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1) DESCRIPTION OF PROPERTY : ALL THAT PIECE AND PARCEL of NA land bearing Survey No.34 B, H.No.3 area admeasuring 2335.28 Sq. Mtrs., assessed at Rs.620.50 paise, lying being and situated at Village Sopara, Tal.Vasai, Dist. Palghar AND within the limits of Sub-Registrar Vasai - III Nallasopara and District Registrar Palghar and within the limits of Vasai Virar Shahar Mahanagarpalika which is absolutely owned seized and possessed by SIDDHARTH CO-OPERATIVE HOUSING SOCIETY LTD. bearing Regd No. TNA/(VSAI)/HSG(TC)/1055/1983-1984 dated 24/05/1984.

2) Chain/Documents/Agreement in respect of the said property

- 1) The said land was originally owned seized and possessed by Mr. Yashwant Aba Patil alis Godambe.
- 2) The said Mr. Yashwant Aba Patil alis Godambe died on or about 03/07/1941 leaving behind legal heirs namely 1. Dattatray Yashwant Patil alias Godambe , 2. Ramkrishna Yashwant Patil alias Godambe, 3. Balkrishna Yashwant Patil alias Godam 4. Keshrinath alias Vithal Yashwant Patil alias Godambe the sons.
- 3) That Ramkrishna Yashwant Patil alias Godambe died on or about 03/03/1971 leaving behind legal heirs namely 1.

Yashwant
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Dattatray Yashwant Patil alias Godambe , 2. Balkrishna Yashwant Patil alias Godam 3. Keshrinath alias Vithal Yashwant Patil alias Godambe all three legal heirs are the brother of late Ramkrishna Yashwant Patil alias Godambe. The names of said legal heirs of Ramkrishna Yashwant Patil incorporated in the record of rights of 7/12 extract by effecting mutation entry No. 453.

4) That 1. Dattatray Yashwant Patil alias Godambe , 2. Balkrishna Yashwant Patil alias Godambe 3. Keshrinath alias Vithal Yashwant Patil alias Godambe has sold the said land to M/S. LODHA ASSOCIATES a partnership firm through its partner Mr. Manekchand Lonar and Mr. Chandresh Lodha vide Deed of Conveyance dated 06/04/1983. By virtue of deed of conveyance dated 06/04/1983 M/S. LODHA ASSOCIATES a partnership firm through its partner Mr. Manekchand Lonar and Mr. Chandresh Lodha became the absolute owner of the said land.

5) That M/S. LODHA ASSOCIATES a partnership firm constructed building known as SIDHARTH on the said land and sold flats to the different flat purchasers . After sale of all flats the flat purchaser has formed the co-operative housing society known as

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SIDDHARTH CO-OPERATIVE HOUSING SOCIETY LTD. bearing
Regd No. TNA/(VSAI)/HSG(TC)/1055/1983-1984 dated
24/05/1984.

- 6) That the said SIDDHARTH CO-OPERATIVE HOUSING SOCIETY LTD. made a deemed conveyance application No. is 10/2013 with District Deputy Registrar Co-operative societies Thane for the order of deemed conveyance. The District Deputy Registrar Co-operative societies Thane passed an order of deemed conveyance by its order dated 10/07/2013 in deemed conveyance application no. 10/2013.
- 7) That by virtue of order passed by The District Deputy Registrar Co-operative societies Thane the Deemed conveyance dated 17/10/2015 is executed in favour of the SIDDHARTH CO-OPERATIVE HOUSING SOCIETY LTD. The said deemed conveyance is duly registered in the office of sub Registrar Vasai II Virar at serial No. 7155 dated 17/10/2015. And accordingly SIDDHARTH CO-OPERATIVE HOUSING SOCIETY LTD. become absolute owner of said land.
- 8) That the said SIDDHARTH CO-OPERATIVE HOUSING SOCIETY LTD. and the members of SIDDHARTH CO-OPERATIVE

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HOUSING SOCIETY LTD. has executed Agreement for re development of entire Existing Property dated 03/04/2023 in favor of M/S. Shiv Prasad Enterprises Partnership Firm Registered office at Office No. 3, Indraprastha, S.T. Depo Road, Nallasopara (West), Tal . Vasai, Dist. Palghar in respect of the land and property mentioned in the subject here in above . The said Re development agreement is duly registered in the Office of Sub registrar Vasai IV at serial No. 5668/2023 dated 03/04/2023 .

9) That the said SIDDHARTH CO-OPERATIVE HOUSING SOCIETY LTD. has executed Power of Attorney for Re development Of the property dated 03/04/2023 in favor of M/S. Shiv Prasad Enterprises Partnership Firm Registered office at Office No. 3, Indraprastha,S.T. Depo Road, Nallasopara (West), Tal . Vasai, Dist. Palghar in respect of the land and property mentioned in the subject here in above . The said Re development agreement is duly registered in the Office of Sub registrar Vasai IV at serial No. 5681/2023 dated 03/04/2023 .

10) THE DOCUMENTS OF ALLOTMENT OF PLOT

A) Deed of Conveyance dated 06/04/1983.

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B) The Deemed conveyance dated 17/10/2015

C) The Agreement For Re Development of Entire Existing property
dated 03/04/2023 .

D) Power of Attorney For Re Development Of the Property dated
03/04/2023.

3) 7/12 Extract issued by Talathi Saja Sopara,

4) Search report from the 71 Years i.e. from year 1952 to 2022.

On perusal of the above mentioned and all other relevant documents relating to Title of said property, I am of opinion that the title of following owner is clear and marketable and free from all encumbrances.

Owner of Land (1) NA land bearing Survey No.34 B, H.No.3 area admeasuring 2335.28 Sq. Mtrs., assessed at Rs.620.50 paise, lying being and situated at Village Sopara, Tal.Vasai, Dist. Palghar AND within the limits of Sub-Registrar Vasai - III Nallasopara and District Registrar Palghar and within the limits of Vasai Virar Shahar Mahanagarpalika which is absolutely owned seized and possessed by SIDDHARTH CO-OPERATIVE HOUSING SOCIETY LTD. bearing Rcgd No. TNA/(VSAI)/HSG(TC)/1055/1983-1984 dated 24/05/1984

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(2)Qualifying Comments / remark if any - NO

11) The report reflecting the flow of title of the Owner
SIDDHARTH CO-OPERATIVE HOUSING SOCIETY LTD. bearing
Regd No. TNA/(VSAI)/HSG(TC)/1055/1983-1984 on the said
land is enclosed herewith as annexure .

Date: 04/08/2023

Nilesh G. Gharat
ADV. NILESH GOPAL GHARAT
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FORMAT A

(Circular No. 28/2021)

FLOW OF TITLE OF SAID LAND

Sr. NO.

1. The 7/12 extract as on date of application for registration
2. Mutation Entry no. 1238,566,453 more particularly describe herein under
3. I have taken the Search from the year 1952 to 2022 Search report for 71 years taken from Sub-Registrar office Vasai.
4. Any other relevant title -- NO.
5. Litigation if any -- Subject to state hereinabove in above property is subject matter of any litigation

Date: 04/08/2022

ADV. NILESH GOPAL GHARAT