

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date- 17/10/2024.

Format - A
(Circular No - 28/2021)

To.

MahaRERA

LEGAL TITLE REPORT

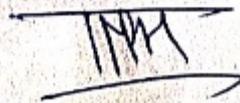
Sub - Title Clearance Certificate with respect to 1) land bearing S. No - 330 , Hissa No - 3/1 , area adm. H.R. 0-12-10 + P.K. 0-00-80, 2) land bearing S. No - 330 , Hissa No - 2 , area adm. 1-80-00 R. Sq. Mtrs. , lying, being and situate in Village - Juchandra , Taluka - Vasai, District - Palghar. (hereinafter referred to as ("THE SAID PROPERTY")

I have investigated the Title of the said Property on the Request of M/S JSB Homemakers Pvt. Ltd. (owners) And Following Documents i.e. -

1) Description of the property

1) land bearing S. No - 330 , Hissa No - 3/1 , area adm. H.R. 0-12-10 + P.K. 0-00-80, 2) land bearing S. No - 330 , Hissa No - 2 , area adm. 1-80-00 R. Sq. Mtrs. , lying, being and situate in Village - Juchandra , Taluka - Vasai, District - Palghar.

2) i) By the Registered Conveyance Deed Dated - 16/05/2024 Reg. No - 10417/2024 Reg. at Vasai - 2 Mr Kiran Laxman Mhatre and others Sold the aforesaid Land To M/S JSB Homemakers Pvt. Ltd. (area adm. H.R. 0-06-05 + P.K. 0-00-40 out of the total land)



ii) By the Registered Conveyance Deed Dated – 15/10/2024 Reg. No – 17976/2024 Reg. at Vasai – 4 Mr Shekhar Bhalchandra Bhoir Sold the aforesaid Land To M/S JSB Homemakers Pvt. Ltd. (area adm. H.R. 0-06-05 + P.K. 0-00-40 out of the total land)

3) online 7/12 Extracts of the said properties of 2024 and Mutation entry No – 656 , 1406 ,1146 , 1766 ,2234 , 2768 ,5076 , 8832 , 7437 , 7833 , 8053 , 8915 , 5076 ,8832 , 7437 ,7833 , 8915 ,1146 , 1406 , 1649 ,2234 , 5076 , 7437 , 7833 ,8832 , 8915 , 623 , 624 ,931 , 1892 ,5092 , 6057 . 6240 . 7758 .8425 , 8461 . 8881 . 8546 . 7951 . 8120 .

4) Search report for 30 years from 1995 To 2024

On the perusal of the above mention Documents And I am of the opinion that the Title of M/S JSB Homemakers Pvt. Ltd. (As owners) is Clear , Marketable without encumbrances.

5) Litigation – Nil

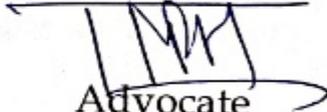
Owners of the Lands

M/S JSB Homemakers Pvt. Ltd. - S. No – 330/1 , Hissa No – 3/1 , 330/2

The Report reflecting the flow of the Title of the Owners on the said Lands is enclosed herewith as annexure

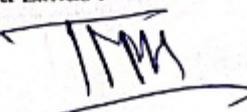
Encl – Annexure

Date - 17/10/2024


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

Note - Doc. preferred and relied on are the mutation entries mentioned above and Affidavit made by M/S JSB Homemakers Pvt. Ltd. And attested by Adv. And Notary Mr Vikas Sharma , Goregaon (w) , Mumbai 400104. Stating there is no litigation on the aforesaid Lands .



Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date- 25/12/2023.

Format – A
(Circular No - 28/2021)

FLOW OF THE TITLE OF THE SAID LANDS

From the Search and Document Submitted to me it is found That;-

In respect of 1) land bearing S. No – 330 , Hissa No – 3/1 , area adm. H.R. 0-12-10 + P.K. 0-00-80, lying, being and situate in Village – Juchandra , Taluka - Vasai, District – Palghar.

1.From the Search and Document Submitted to me it is found That;-

- a) As recorded in the mutation entry no – 656 By the puravani akar phod patrak rectification was made in various lands as mentioned therein Mr. Kamlakar Hamaji Patil Died intestate hence his interest in the aforesaid Land has been transmitted to his Legal Heirs Mr Hareswar Kalakar Patil and others but Mr. Bhaskar Kamnlakar Patil name was written as the Leader of the Family same was incorporated in the revenue records
- b) As recorded in the mutation entry no – 1406 Tukada kayda applicable to the aforesaid land same was incorporated in the revenue records
- c) As recorded in the mutation entry no – 1146 Mr. Kamlakar Hamaji Patil Died intestate hence his interest in the aforesaid Land has been transmitted to his Legal Heirs Mr Hareswar Kalakar Patil and others but Mr. Bhaskar Kamnlakar Patil name was written as the Leader of the Family same was incorporated in the revenue records
- d) As recorded in the mutation entry no – 1766 Mr. Ganapat Moreshwar Mhatre name was written as the kul of the aforesaid land same was incorporated in the revenue records
- e) As recorded in the mutation entry no – 2234 The kul Mr. Ganapat Moreshwar Mhatre is in the Possession of the said land hence his name was written as the Possession holder of the aforesaid land same was incorporated in the revenue records



- f) As recorded in the mutation entry no – 2768 Maharashtra Enforcement act and Indian coin act applicable to the aforesaid land same was incorporated in the revenue records
- g) As recorded in the mutation entry no – 5076 Mr. Ganapat Moreshwar Mhatre made partition of is various lands among his sons by which Mr Laxman Ganapat Mhatre and Mr Subhash Ganpat Mhatre gets the aforesaid land same was incorporated in the revenue records
- h) By the Registered Conveyance Deed Dated – 16/02/2023 Reg. No – 744/2023 Reg. at Vasai – 6 Mrs Ujwala Ajay Patil and others Sold the aforesaid Land To Mr Shekhar Bhalchandra Bhoir same was incorporated in the revenue records mutation entry no – 8832 (area adm. H.R. 0-06-05 + P.K. 0-00-40 out of the total land)
- i) As recorded in the mutation entry no – 7437 Mr Subhash Ganpat Mhatre Died intestate Dated – 23/05/2012 hence his interest in the aforesaid Land has been transmitted to his Legal Heirs Mrs. Shelaja Subhas Mhatre and 4 others same was incorporated in the revenue records
- j) As recorded in the mutation entry no – 7833 Mr Laxman Ganapat Mhatre Died intestate Dated – 27/02/2015 hence his interest in the aforesaid Land has been transmitted to his Legal Heirs Mrs. Chandrabhaga Laxman Mhatre and 3 others same was incorporated in the revenue records
- k) As recorded in the Mutation Entry No – 8053 By the use of E – ferfar Modular hissa form no – 12 And By the order of the Tahasildar And Government Circular No – R.B.A./ P.K. 180/L-1 Dated – 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records
- l) As recorded in the Mutation Entry No – 8915 By the use of E – ferfar Modular hissa form no – 12 And By the order of the Tahasildar And Government Circular No – R.B.A./ P.K. 180/L-1 Dated – 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records
- m) By the Registered Conveyance Deed Dated – 16/05/2024 Reg. No – 10417/2024 Reg. at Vasai – 2 Mr Kiran Laxman Mhatre and others Sold the aforesaid Land To M/S JSB Homemakers Pvt. Ltd. (area adm. H.R. 0-06-05 + P.K. 0-00-40 out of the total land)
- n) By the Registered Conveyance Deed Dated – 15/10/2024 Reg. No – 17976/2024 Reg. at Vasai – 4 Mr Shekhar Bhalchandra Bhoir Sold the aforesaid Land To M/S JSB Homemakers Pvt. Ltd. (area adm. H.R. 0-06-05 + P.K. 0-00-40 out of the total land)



In respect of land bearing S. No – 330 , Hissa No – 2 , area adm. 1-80-00 R. Sq. Mtrs. , lying, being and situate in Village – Juchandra , Taluka - Vasai, District – Palghar.

- a) As recorded in the mutation entry no – 623 Mrs Kamlubai Kashinath purchased the said land from Mr Rajo Sardya Patil same was incorporated in the revenue records
- b) As recorded in the mutation entry no – 624 Mr Ganapat Padman Mhatre purchased the said land from Mrs Kamlubai Kashinath same was incorporated in the revenue records
- c) As recorded in the mutation entry no – 931 Mr. Krushna Bajur Patil purchased the aforesaid Land from Mr Ganpat Padman Mhatre same was incorporated in the revenue records
- d) As recorded in the mutation entry no – 1892 Mr. Krushna Bajur Patil died intestate on dated – 28/09/1957 hence his interest in the aforesaid land has been transmitted to his legal heirs Mr Rajaram Krushna Patil and others same was incorporated in the revenue records
- e) As recorded in the mutation entry no – 5092 on the application of Mrs. Anandibai Krushna Patil to the concern authority her sons names were also written as the co- owners of the aforesaid land same was incorporated in the revenue records
- f) As recorded in the mutation entry no – 6057 Mr. Dattatray Krushna Patil died intestate on dated – 08/09/2000 hence his interest in the aforesaid land has been transmitted to his legal heirs Mrs Dwarkabai Dattatray Patil and others same was incorporated in the revenue records
- g) As recorded in the mutation entry no – 6240 Mr Rajaram Krushna Patil and others made partition of their various lands by which Mr Rajaram Krushna Patil and others gets the aforesaid land same was incorporated in the revenue records
- h) By the Registered Conveyance Deed Dated – 24/06/2014 Reg. No – 4825/2006 Reg. at Vasai – 3 Mr Rajaram Krushna Patil and others Sold the aforesaid Land To Mr Manoj Ramkrushna Patil same was incorporated in the revenue records mutation entry no – 7758
- i) By the Registered Conveyance Deed Dated – 23/12/2020 Reg. No – 5019/2020 Reg. at Vasai – 2 Mr Manoj Ramkrushna Patil Sold the aforesaid Land To Mr Atmaram Hira Patil and others same was incorporated in the revenue records mutation entry no – 8425 , 8461
- j) By the Registered Conveyance Deed Dated – 09/05/2023 Reg. No – 7494/2023 Reg. at Vasai – 2 Mr Atmaram Hira Patil and others Sold the



aforesaid Land To Mr Shekhar Bhalchandra Bhoir same was incorporated in the revenue records mutation entry no – 8881

k) As recorded in the mutation entry no – 8546 Mr Atmaram Hira Patil and others made application to the Tahasildar Vasai for the residential and commercial use of the aforesaid land and also paid N.A. Tax of Rs – 300/- and Converted Tax of Rs – 300/- to the Government on which the Tahasildar Vasai by his order no – Mahasulr/KJ-1/T-1/Jaminbab/KV 2464/SR 461/2021 Dated – 12/07/2021 gave permission for the same fore the area and on the terms and conditions mentioned therein same was incorporated in the revenue records

l) As recorded in the Mutation Entry No – 7951 By the use of E – ferfar Modular hissa form no – 12 And By the order of the Tahasildar And Government Circular No – R.B.A./ P.K. 180/L-1 Dated – 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records

m) As recorded in the Mutation Entry No – 8120 By the use of E – ferfar Modular hissa form no – 12 And By the order of the Tahasildar And Government Circular No – R.B.A./ P.K. 180/L-1 Dated – 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records

n) By the Registered Conveyance Deed Dated – 15/10/2024 Reg. No – 17976/2024 Reg. at Vasai – 4 Mr Shekhar Bhalchandra Bhoir Sold the aforesaid Land To M/S JSB Homemakers Pvt. Ltd. (area adm. H.R. 0-06-05 + P.K. 0-00-40 out of the total land)

SEARCH REPORT

Ref – 1) land bearing S. No – 330 , Hissa No – 3/1 , area adm. H.R. 0-12-10 + P.K. 0-00-80, 2) land bearing S. No – 330 , Hissa No – 2 , area adm. 1-80-00 R. Sq. Mtrs. , lying, being and situate in Village – Juchandra , Taluka – Vasai, District – Palghar. within the limits of Sub – Registrars office at Vasai – 1,2,3,4,5,6 with the help of Books of records available for search and Documents submitted to me in respect of above mentioned property

As per your instruction Search is taken of the Office OF Sub – Registrar of Assurances of Vasai-1,2,3,4,5,6 .for the period of Thirty (30) Years I, e. from 1995 to 2024

Details of Search is as follows :-

Year	Photo Index Book II	Printed Index Book II
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TMM

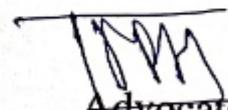
1995	Torn	Torn
1996	Torn	Torn
1997	Nil	Nil
1998	Nil	Nil
1999	Torn	Torn
2000	Torn	Torn
2001	Torn	Torn
2002	Nil	Nil
2003	Nil	Nil
2004	Entry – Conveyance Deed Dated – 24/06/2004 Reg. No – 4825/2004 Reg. at Vasai – 3 Sellers – Mr Rajaram Krushna Patil and others Purchaser – Mr Manoj Ramkrushna Patil (Land S No – 330/2)	
2005	Nil	Nil
2006	Nil	Nil
2007	Nil	Nil
2008	Nil	Nil
2009	Nil	Nil
2010	Nil	Nil
2011	Nil	Nil
2012	Nil	Nil
2013	Nil	Nil
2014	Nil	Nil
2015	Nil	Nil
2016	Nil	Nil
2017	Nil	Nil
2018	Nil	Nil
2019	Nil	Nil
2020	Entry - Conveyance Deed Dated – 23/12/2020 Reg. No – 5019/2020 Reg. at Vasai – 2 Sellers – Mr Manoj Ramkrushna Patil Purchaser – Mr Atmaram Hira Patil and others	

MM

	(Land S No – 330/2)	
2021	Nil	Nil
2022	Nil	Nil
2023	<p>Entry – Conveyance Deed Dated – 16/02/2023 Reg. No – 744/2023 Reg. at Vasai – 6 Sellers – Mrs Ujwala Ajay Patil and others Purchaser – Mr Shekhar Bhalchandra Bhoir (Land S No – 330/3/1 , area adm. H.R. 0-06-05 + P.K. 0-00-40 out of the total land and Land S No – 330/3/2 area adm. H.R. 0-05-30 + P.K. 0-00-40 out of the total land and Land S No – 330/3/3 area adm. H.R. 0-12-80 + P.K. 0-00-75 out of the total land and Land S No – 330/2)</p> <p>Entry – Conveyance Deed Dated – 09/05/2023 Reg. No – 7494/2023 Reg. at Vasai – 2 Sellers – Mr Atmaram Hira Patil and others Purchaser – Mr Shekhar Bhalchandra Bhoir (Land S No – 330/2)</p>	
2024	<p>Entry - Conveyance Deed Dated – 16/05/2024 Reg. No – 10417/2024 Reg. at Vasai – 2 Sellers – Mr Kiran Laxman Mhatre and others Purchaser – M/S JSB Homemakers Pvt. Ltd. (area adm. H.R. 0-06-05 + P.K. 0-00-40 out of the total land)</p> <p>Entry - Conveyance Deed Dated – 15/10/2024 Reg. No – 17976/2024 Reg. at Vasai – 4 Sellers – Mr Shekhar Bhalchandra Bhoir Purchaser – M/S JSB Homemakers Pvt. Ltd. (area adm. H.R. 0-06-05 + P.K. 0-00-40 out of the total land S No – 330/2 and 330/1)</p>	

Note -1) The Search & Title Report is given on the basis of documents submitted to me AND search report given to me. **2)** Most Pages of all Manual Record of Index -2 is Torn and some books send for Data Entry **3)** search is taken online.

Date - 17/10/2024.


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201