

FORMAT – A

(Circular no. – 28/2021)

Date: 23/11/2021.

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All that piece and parcel of Agricultural Land bearing Survey No. 123, Hissa No. 1/B; area admeasuring about 0-13-40 (H-R-P), Assessment Rs. 0.65/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane (hereinafter referred as "the said land").

A) I have investigated the title of the said land on the request of M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA and following documents i.e. :-

1) Description of the Property:-

All that piece and parcel of Agricultural Land bearing Survey No. 123, Hissa No. 1/B; area admeasuring about 0-13-40 (H-R-P), Assessment Rs. 0.65/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.



2) The documents of allotment of land.

i) Copy of Index-II of Development Agreement serial no. 8225/2019

3) Digital 7/12 extract issued by Talathi Temghar dated 13/11/2021 and Mutation Entry Nos. 1108, 1653 and 5637.

4) Search Report for 30 years from 1992 till 2021 dated 25/10/2021 Vide Challan No. MH007960090202122E, dated 25/10/2021 of Advocate SMT. ARCHANA KHANDU THAKARE.

B) On Perusal of the above mentioned documents and all other relevant documents relating to title of the All that piece and parcel of Agricultural Land bearing Survey No. 123, Hissa No. 1/B; area admeasuring about 0-13-40 (H-R-P), Assessment Rs. 0.65/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane. belonging to 1) SHRI ATMARAM NAU NAIK, 2) SMT. MEENABAI SURESH NAIK, 3) SHRI VINOD SURESH NAIK, 4) SHRI NITIN SURESH NAIK, 5) SHRI SUDARSHAN SURESH NAIK, 6) SHRI SAMADHAN SURESH NAIK, 7) SHRI YOGESH SURESH NAIK.

By Virtue of Registered Development Agreement bearing Registration Serial No. 8225/2019, duly executed and registered on dated 19/10/2019; duly registered with Sub-Registrar of Assurances, Bhiwandi-2; 1) SHRI ATMARAM NAU NAIK, 2) SMT. MEENABAI SURESH NAIK, 3) SHRI VINOD SURESH



NAIK, 4) SHRI NITIN SURESH NAIK, 5) SHRI SUDARSHAN SURESH NAIK, 6) SHRI SAMADHAN SURESH NAIK, 7) SHRI YOGESH SURESH NAIK herein had transfer their development rights in respect the said land bearing Survey No. 123, Hissa No. 1/B, area admeasuring about 0-13-4 (H-R-P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.

In pursuant to the above said Development Agreement the Land Owners ; 1) SHRI ATMARAM NAU NAIK, 2) SMT. MEENABAI SURESH NAIK, 3) SHRI VINOD SURESH NAIK, 4) SHRI NITIN SURESH NAIK, 5) SHRI SUDARSHAN SURESH NAIK, 6) SHRI SAMADHAN SURESH NAIK, 7) SHRI YOGESH SURESH NAIK have granted registered Power of Attorney, bearing Registration Serial No. 8226/2019, duly executed and registered on 19/10/2019 in favour of the Developer M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA thereby allowing and permitting them to develop the said land.

And above mentioned Development Agreement along with Power of Attorney are still existing and in force and all the Development Rights belongs to M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.



And in my opinion, the title of the said land is clear, marketable and beyond reasonable doubts and free from all encumbrances.

Owner of the land

1) SHRI ATMARAM NAU NAIK, 2) SMT. MEENABAI SURESH NAIK, 3) SHRI VINOD SURESH NAIK, 4) SHRI NITIN SURESH NAIK, 5) SHRI SUDARSHAN SURESH NAIK, 6) SHRI SAMADHAN SURESH NAIK, 7) SHRI YOGESH SURESH NAIK of the land bearing Survey No. 123, Hissa No. 1/B; area admeasuring about 0-13-40 (H-R-P).

C) The report reflecting the flow of the title of the Developer M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 23/11/2021

Signature,



(Jeetendra N. Shete)

Advocate.

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(Circular No.:-28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

All that piece and parcel of Agricultural Land bearing Survey No. 123, Hissa No. 1/B; area admeasuring about 0-13-40 (H-R-P), Assessment Rs. 0.65/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

By virtue of Mutation Entry No. 1108, dated 05/05/1972 and as per the Maharashtra State Governments, Enforcement Act 1958 & Indian Coinage Act 1957, the Hon. Sp. D.I.L.R. (District Inspector Land Records) Thane had replaced the prevailing system of maintenance of land record with the new decimal system.

By virtue of Mutation Entry No. 1653, dated 20/10/1986 and by virtue of declaration and by virtue of oral partition dated 1955 the said Land is in possession 1) SHRI SITARAM KANA NAIK, 2) SHRI YASHWANT RAGHUNATH NAIK, 3) SHRI ATMARAM NAU NAIK, 4) SHRI SURESH NAU NAIK, 5) SHRI MARUTI AMBO NAIK, 6) SHRI BALIRAM AMBO NAIK, 7) SMT. RADHABAI KUNDLIK NAIK along with their relatives (co-owner) 1) SHRI PANGLYA GANPAT NAIK, 2) SHRI UNDRYA GOPAL NAIK, 3) SHRI SHANTARAM KANA NAIK, 4) SMT. RAI AMBO NAIK, 5) SHRI NAU RAGHO NAIK, 6) SHRI SITARAM KANA NAIK, 7) SMT. SONIBAI HARKU, 8) SMT. BUDHIBAI BABU, 9) SMT. MANJULA



BARKYA, 10) LATE SMT. BAYABAI SITARAM, Through her legal heirs 10-A) SHRI RAMDAS SITARAM & OTHERS and hence the land owners have divided and transferred the said land as per Kabja Vahivat along with other lands among themselves and the said land transfer in favour of SHRI ATMARAM NAU NAIK and SHRI SURESH NAU NAIK.

By virtue of Mutation Entry No. 5637, dated 31/07/2019 and by virtue of Law of Inheritance LATE SHRI SURESH NAU NAIK has died intestate on dated 13/11/2017 and therefore the said land has been transferred in the name of his Legal Heirs 1) SMT. MEENABAI SURESH NAIK (WIFE), 2) SHRI VINOD SURESH NAIK (SON), 3) SHRI NITIN SURESH NAIK (SON), 4) SHRI SUDARSHAN SURESH NAIK (SON), 5) SHRI SAMADHAN SURESH NAIK (SON), 6) SHRI YOGESH SURESH NAIK (SON).

By Virtue of Registered Development Agreement bearing Registration Serial No. 8225/2019, duly executed and registered on dated 19/10/2019; duly registered with Sub-Registrar of Assurances, Bhiwandi-2; 1) SHRI ATMARAM NAU NAIK, 2) SMT. MEENABAI SURESH NAIK, 3) SHRI VINOD SURESH NAIK, 4) SHRI NITIN SURESH NAIK, 5) SHRI SUDARSHAN SURESH NAIK, 6) SHRI SAMADHAN SURESH NAIK, 7) SHRI YOGESH SURESH NAIK herein had transfer their development rights in respect the said land bearing Survey No. 123, Hissa No. 1/B, area admeasuring about 0-13-4 (H-R-P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S.



ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.

In pursuant to the above said Development Agreement the Land Owners ;
1) SHRI ATMARAM NAU NAIK, 2) SMT. MEENABAI SURESH NAIK, 3) SHRI VINOD SURESH NAIK, 4) SHRI NITIN SURESH NAIK, 5) SHRI SUDARSHAN SURESH NAIK, 6) SHRI SAMADHAN SURESH NAIK, 7) SHRI YOGESH SURESH NAIK have granted registered Power of Attorney, bearing Registration Serial No. 8226/2019, duly executed and registered on 19/10/2019 in favour of the Developer M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA thereby allowing and permitting them to develop the said land.

I do hereby certify that I have seen 7/12 extract, Mutation Entries and Search Report of Advocate SMT. ARCHANA KHANDU THAKARE dated 25/10/2021 vide Challan No. MH007960090202122E, dated 25/10/2021 and all other documents provided to me in respect of said land, I come to conclusion, that All that piece and parcel of Agricultural Land bearing Survey No. 123, Hissa No. 1/B; area admeasuring about 0-13-40 (H-R-P), Assessment Rs. 0.65/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; belongs to 1) SHRI ATMARAM NAU NAIK, 2) SMT. MEENABAI SURESH NAIK, 3) SHRI VINOD SURESH NAIK, 4) SHRI NITIN SURESH NAIK, 5) SHRI SUDARSHAN SURESH NAIK, 6) SHRI SAMADHAN SURESH NAIK, 7) SHRI YOGESH SURESH NAIK.



And the Land Owners 1) SHRI ATMARAM NAU NAIK, 2) SMT. MEENABAI SURESH NAIK, 3) SHRI VINOD SURESH NAIK, 4) SHRI NITIN SURESH NAIK, 5) SHRI SUDARSHAN SURESH NAIK, 6) SHRI SAMADHAN SURESH NAIK, 7) SHRI YOGESH SURESH NAIK have entered into above said Development Agreement and in pursuant has granted the Power of Attorney in favour of M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA And all the Development Agreement and Power of Attorney are still existing and in force and all the Development Rights belongs to M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.

And in my opinion, the title of the said land is clear, marketable and beyond reasonable doubts and free from all encumbrances.

Signature,

A handwritten signature in blue ink, appearing to be 'Jeetendra N. Shete', is written over a circular purple stamp. The stamp contains the text 'J.N. SHETE' at the top, 'EN/NO. 144/55/2000' in the middle, and 'ADVOCATE' at the bottom.

(Jeetendra N. Shete)

Advocate.