

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date- 08/04/2024.

Format – A
(Circular No - 28/2021)

To.

MahaRERA

LEGAL TITLE REPORT

Sub – Title Clearance Certificate with respect to 1) Land bearing Survey No- 85 , Hissa No – 1 , area adm. H.R. 0-39-0 + P.K. 0-02-0 ,Assessment Rs – 02/- , Paise – 81/- 2) Land bearing Survey No- 85 , Hissa No – 1 , area adm. H.R. 0-46-20 + P.K. 0-02-20 ,Assessment Rs – 04/- , Paise – 38/-, lying, being and situate in Village – Chandrapada , 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 Shiv Samarth Enterprises (Owners) And Following Documents i.e. -

1) Description of the property

1) Land bearing Survey No- 85 , Hissa No – 1 , area adm. H.R. 0-39-0 + P.K. 0-02-0 ,Assessment Rs – 02/- , Paise – 81/- 2) Land bearing Survey No- 85 , Hissa No – 1 , area adm. H.R. 0-46-20 + P.K. 0-02-20 ,Assessment Rs – 04/- , Paise – 38/-, lying, being and situate in Village – Chandrapada , Taluka – Vasai, District – Palghar

2) By the Virtue of Registered Conveyance Deed on Dated – 16/02/2023 Having Reg. No – 743/2023 Reg . at the Sub – Registrar's office at Vasai – 6 Mrs Shailaja Subhas Mhatre and others Sold the aforesaid Land M/S Shiv Samarth Enterprises Through Partner Mr Shekhar Bhalchandr Bhoir (land S. No – 85/1 ,85/4)



3) online 7/12 Extracts of the said properties of 2024 and Mutation entry No -399 , 554 ,1999 , 5076 , 5341 ,557 ,837 ,1324 , 1325 , 1393 , 1542 , 4951

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 Shiv Samarth Enterprises (As Owners) is Clear , Marketable without encumbrances.

Owners of the Lands

M/S Shiv Samarth Enterprises - Survey No – 85 , Hissa No – 1 , 4

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

Encl - Annexure

Date - 08/04/2024


Advocate

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

Note - 1) The Search & Title Report is given on the basis of documents submitted to me AND records available for Search 2) Most Pages of all Manual Record of Index -2 is Torn and some books send to Thane for Data Entry 3) search is taken online 4) ferfar No – 141,211 ,4481,1406 is not available and Certificate for the same is given by the Concern Talathi 5) Party should see latest 7/12 Extract and all Mutation Entries of the aforesaid land.



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FLOW OF THE TITLE OF THE SAID LANDS

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

- a) As recorded in the Mutation Entry No – 399 On Dated – 30/11/1927 By the Conveyance Deed Mr Krushna Gopal Bhoir and other Sold the aforesaid Land To Mrs Migel Niklav Dalmel same was incorporated in the revenue records
- b) As recorded in the Mutation Entry No – 554 On Dated – 13/07/1931 By the Conveyance Deed Mrs Migel Niklav Dalmel Sold the aforesaid Land To Mr Ganapat Moreshwar Mhatre same was incorporated in the revenue records
- c) As recorded in the Mutation Entry No – 1999 On Dated – 01/01/1962 By the Mortgaged Deed Mr Gopikisan Gopinath Patil Mortgaged the said land for Rs – 800/- same was incorporated in the revenue records (land S.No – 85/4)
- d) As recorded in the Mutation Entry No – 5076 Mr Ganapat Moreshwar Mhatre made partition of the land S.No – 87/1 Between his sons by which Mr Subhas Ganapant Mhatre gets the aforesaid Land same was incorporated in the revenue records
- e) As recorded in the Mutation Entry No – 5341 The Owner of the land Re – paid the Mortgaged Loan On the said land of Rs – 800/- same was incorporated in the revenue records (land S.No – 85/4)



f) By the Virtue of Registered Release Deed on Dated – 25/03/2010 Having Reg. No – 4568/2010 Reg . at the Sub – Registrar’s office at Vasai – 2 Mr. Prabhakar Laxaman Mhatre and Mr. Manohar Laxaman Mhatre Released their right in the aforesaid Land for Mrs Shailaja Subhas Mhatre same was incorporated in the revenue records mutation Entry no – 557 (land S.No – 85/4)

g) As recorded in the Mutation Entry No – 837 Mr. Subhas Ganapat Mhatre Died intestate on Dated - 23/05/2012 hence his interest in the aforesaid Land has been transmitted to his Legal Heirs Mrs Shailaja Subhas Mhatre and 4 others same was incorporated in the revenue records

h) As recorded in the Mutation Entry No – 1324 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 and order of Tahasildar Dated -25/10/2017 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records

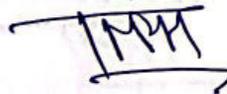
i) As recorded in the Mutation Entry No – 1325 By the use of E – ferfar Modular hissa form no – 12 And By the order of the Tahasildar And Government Circular No – R.B.A./ P.K. 180/L-1 Dated – 07/05/2016 and order of Tahasildar Dated -25/10/2017 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records

j) As recorded in the Mutation Entry No – 1393 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 and order of Tahasildar Dated -25/10/2017 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records

k) As recorded in the Mutation Entry No – 1542 There was remark of illegal sand filling in the said lands and for that a fine was imposed on the owners of Rs – 508200 /- which Was paid by the said owners hence the said remark was Cancelled same was incorporated in the revenue records

l) As recorded in the Mutation Entry No – 4951 Mr Balkrushna Gopinath Patil and others made partitions of their lands by which Mr Gopikishna Gopinath Patil gets the aforesaid land same was incorporated in the revenue records

m) By the Virtue of Registered Conveyance Deed on Dated – 16/02/2023 Having Reg. No – 743/2023 Reg . at the Sub – Registrar’s office at Vasai – 6 Mrs Shailaja Subhas Mhatre and others Sold the aforesaid Land M/S Shiv



Samarth Enterprises Through Partner Mr Shekhar Bhalchandr Bhoir (land S. No – 85/1 ,85/4)

SEARCH REPORT

Ref – 1) Land bearing Survey No- 85 , Hissa No – 1 , area adm. H.R. 0-39-0 + P.K. 0-02-0 ,Assessment Rs – 02/- , Paise – 81/- 2) Land bearing Survey No- 85 , Hissa No – 1 , area adm. H.R. 0-46-20 + P.K. 0-02-20 ,Assessment Rs – 04/- , Paise – 38/-, lying, being and situate in Village – Chandrapada , 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 in the Office OF Sub –Registrar of Assurances AT 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
1995	Send Thane for Data Entry	Send Thane for Data Entry
1996	Send Thane for Data Entry	Send Thane for Data Entry
1997	Nil	Nil
1998	Nil	Nil
1999	Torn	Torn
2000	Torn	Torn
2001	Torn	Torn
2002	Nil	Nil
2003	Nil	Nil
2004	Nil	Nil
2005	Nil	Nil
2006	Nil	Nil
2007	Nil	Nil

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2008	Nil	Nil
2009	Nil	Nil
2010	Entry - Registered Release Deed on Dated – 25/03/2010 Having Reg. No – 4568/2010 Reg . at the Sub – Registrar’s office at Vasai – 2 First Party - Mr. Prabhakar Laxaman Mhatre and Mr. Manohar Laxaman Mhatre Second Party - Mrs Shailaja Subhas Mhatre (land S.No – 85/4)	
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	Nil	Nil
2021	Nil	Nil
2022	Nil	Nil
2023	Entry - Conveyance Deed on Dated – 16/02/2023 Having Reg. No – 743/2023 Reg . at the Sub – Registrar’s office at Vasai – 6 Sellers - Mrs Shailaja Subhas Mhatre and others Purchasers - M/S Shiv Samarth Enterprises Through Partner Mr Shekhar Bhalchandr Bhoir (land S. No – 85/1 ,85/4)	
2024	Index II Not Ready	

Note -1) The Search & Title Report is given on the basis of documents submitted to me AND records available for Search 2) Most Pages of all Manual Record of Index -2 is Torn and some books send for Data Entry 3) search is taken online 4) Party should see latest 7/12 Extract and all Mutation Entries of the aforesaid land

Date- 08/04/2024


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (M) - 401 204