

P. S. Shamdasani & Associates

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Date 01/02/2024

FORMAT - A

(Circular No 28/2021)

Ref. No. To

MAHARERA

Mumbai.

LEGAL TITLE CERTIFICATE

SUBJECT: Title clearance certificate with respect to below mentioned property:

Sr. No	Old Survey No	New Survey No	Hissa No.	Area In Sq. mt
1.	145	16	1	13280
2.	145	16	3	200
3.	145	16	4	400
			Total Area in Sq. Mt	13880

situate lying and bearing at Mauje Mere, Taluka- Thane, Dist.Thane, Total land admeasuring area 13880 Sq.mt in the registration District of Thane and Sub District of Thane.

THIS IS TO CERTIFY THAT as per the documents and papers produced before me, and according to the Search taken by search clerk and as per your instructions, I have gone through the same and have examined the titles of the above referred property and from the information given to us and also relying upon your declaration and 7/12 abstract, mutation entry report etc. given by you and believing in the same to be true, correct and trustworthy and also believing the revenue records / documents / copies/ papers etc furnished in his / its file to be true and genuine, and also based on the information given by owners that no transfer / agreement was made in respect of the said

land during the period for which the record is not available which would make the title defective, we hereby give our title certificate cum title report without prejudice the title as under. The report has been prepared on the basis of various mutation entries posted in the revenue record of the above land.

1) Description of the Property: -

Old Survey No 145 / 1, New Survey No. 16/1 area 1-06-20 Potkharaba 0-26-6 in all total area 1-32-80., (H.R.P).

This piece of land along with land Bearing survey No 16/1 held by **Mr. Kumar Pandurang Mere, Smt. Sunita Ravi Mere, Ravita Ravi Mere, Hemangi Ravi Mere, Lalita Ravi Mere, Mr. Dipak Pandurang Mere, Smt. Nandabai Ram Dipad** they are legal owner and having actual possession. In the tenant column of Record of rights, the name of Sunita Ravi mere, Ravita Ravi Mere, Lalita Ravi Mere, Himangi Ravi Mere these names appeared by mutation entry 2279 and Kumar Pandurang Mere, Deepak Pandurang Mere, Nandabai Ram Dipad, Ravi Pandurang Mere this name is appearing mutation entry No. 2386.

2) The documents of allotment of Plot.

As per the search report dated 04/10/2017 taken by Mr. Mahesh Chaudhari (Search Clerk) and the search report dated 11/10/2019 taken by S. Pawar (Search Clerk) a Notice of Lis- Pendency dated 11/03/2014 registered on 12/03/2014 under document Registration No. TNN7-2069-2014 at the office of Joint Sub-Registrar at Bhayandar, Thane – 7 and same was cancelled vide by the document dated 06/12/2022 bearing document no. TNN -20475-2022 at the office of joint sub-registrar at Thane -7and Notice of Lis-Pendency dated 19/08/2014 registered on 21/08/2014 under document Registration No. TNN4-4920-2014 at the office of Joint Sub-Registrar at Bhayandar, Thane – 4. The said Lis- Pendency case was filed before the Hon'ble High Court at Bombay

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-3-

Ref. No. Civil Appellate Jurisdiction bearing Writ Petition No. 2541/2014 and vide the Order dated 08/05/2014 the said Petition was dismissed by the Hon'ble High Court. Thereafter the said Lis-Pendency was cancelled vide by the document dated 06/12/2022 bearing document no. TNN7-20476-2022 at the office of joint sub-registrar at Thane -7

As per the search report dated 04/10/2017 taken by Mr. Mahesh Chaudhari (Search Clerk) and the search report dated 11/10/2019 taken by S. Pawar (Search Clerk) and search Report dated 09/11/2023 taken by P. Nikam (Search clerk) and vide by the Release Deed dated 09/03/2015 which registered on 09/03/2015 under document Registration No. TNN4-1244-2015 at the office of Joint Sub-Registrar at Bhayandar, Thane - 4.

As per the current Old Survey No. 145 / 1, New Survey No 16/1 it is been mentioned in the other right column that as per mutation entry referring to no. 2386 as per records and also have been recorded that Mr. Kumar Pandurang Mere and 6 others are liable for amount Rs. 7834/- (Rupees Seven Thousand Eight Hundred and Thirty-Four Only) and the said amount which was treated as a burden and liability to be paid is now paid by them and the same is recorded vide by mutation entry to 2450. The said Sale Permission dated 07/09/2017 is taken under 32 M and the same is registered on 07/09/2017 under Registration No. TNN4-4239-2017 at the office of Sub-Registrar at Bhayandar, Thane -4.

As per the current survey no. 16/1 it is been mentioned in the other right column that as per mutation entry referring to no. 2386 as per records and also have been recorded that Mr. Jairaj Devidas and others are liable for amount Rs. 7384 and the said amount is to be treated as a burden and liability for the mutation entry to 2386.

As per the mutation entry 2386 this land is acquired under **Maharashtra land revenue code 1966** under section 36 and 36(A) and a Sale permission is being obtained on 13/07/2020 bearing Sr. No. Adivasi-2719/1660/P.K.245/J-4.

As per the Urban Ceiling Act 1976 under the section 20/21 compromise that this land is been fully accomplish with the above rules and regulations define under the above section and prior permission were taken into account for transfer and the current mutation entry 2386 is been referred as next mutation 2049 as per record. Thereafter vide by the order of Hon'ble District officer and District Magistrate Thane dated 1/08/2019 wherein the permission to pay and clear all the Government dues and/or penalty thereof shall have to be paid to the concerned authorities before obtaining the O.C. of the buildings constructed on the above said Property/s.

Old survey number 145/3 New survey number 16/3 area 0-02-00

This piece of land along with the land wearing survey number 16/3 held by Sunita Ravi Mere, Lalita Ravi Mere, Hemangi Ravi Mere, Ravita Ravi Mere, Kumar Pandurang Mere, Nanadabai Ram Mere, Deepak Pandurang Mere, The Estate Investment Co Pvt. Ltd.

In the tenant column of Record of rights the name of Kumar Pandurang Mere, Deepak Pandurang Mere, Nandabai Ram Dipad, Ravi Pandurang Mere this name was appear by mutation entry No.2386.

As per the current survey no. 16/3 it is been mentioned in the other right column that as per mutation entry referring to no. 2386 as per records and also have been recorded that Mr. Jairaj Devidas and others are liable for amount Rs.

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-5-

Ref. No 7384 and the said amount is to be treated as a burden and liability for the Date 01/02/2024
mutation entry to 2386.

As per the mutation entry 2386 this land is acquired under Maharashtra land revenue code 1966 under section 36 and 36(A) and a Sale permission is being obtained on 13/07/2020 bearing Sr. No. Adivasi-2719/1660/P.K. 245/J-4.

As per the Urban Ceiling Act 1976 under the section 20/21 compromise that this land is been fully accomplish with the above rules and regulations define under the above section and prior permission were taken in to account for transfer and the current mutation entry 2386 is been referred as next mutation 2049 as per record. Thereafter vide by the order of Hon'ble District officer and District Magistrate Thane dated 1/08/2019 wherein the permission to pay and clear all the Government dues and/or penalty thereof shall have to be paid to the concerned authorities before obtaining the O.C. of the buildings constructed on the above said Property/s.

Old Survey No 145/4, New Survey No. 16/4 area 0-04-00

This picce of land along with land Bearing survey No 16/4 held by Mr. Kumar Pandurang Mere, Smt Sunita Ravi Mere, Ravita Ravi Mere, Hemangi Ravi Mere, Lalita Ravi Mere, Mr. Dipak Pandurang Mere, Smt. Nandabai Ram Dipad they are legal owner and having actual possession. In the tenant column of Record of rights the name of Sunita Ravi mere, Ravita Ravi Mere, Lalita Ravi Mere, Himangi Ravi Mere this name was appear by mutation entry 2279

and Kumar Pandurang Mere, Deepak Pandurang Mere, Nandabai Ram Dipad, Ravi Pandurang Mere this name was appear mutation entry No.2386.

As per the current survey no. 16/1 it is been mentioned in the other right column that as per mutation entry referring to no. 2386 as per records and also have been recorded that Mr. Jairaj Devidas and others are liable for amount Rs. 7384 and the said amount is to be treated as a burden and liability for the mutation entry to 2386.

As per the mutation entry 2386 this land is acquired under Maharashtra Land Revenue Code 1966 under section 36 and 36(A) and now a Sale permission is being obtained on 13/07/2020 bearing Sr. No. Adivasi-2719/1660/P.K. 245/J-4.

As per the Urban Ceiling Act 1976 under the section 20/21 compromise that this land is been fully accomplish with the above rules and regulations define under the above section and prior permission were taken in to account for transfer and the current mutation entry 2386 is been referred as next mutation 2049 as per record. Thereafter vide by the order of Hon'ble District Collector and District Magistrate Thane dated 1/08/2019 wherein the permission to pay and clear all the Government dues and/or penalty thereof shall have to be paid to the concerned authorities before obtaining the O.C. of the buildings constructed on the above said Property/s.

AND WHEREAS the Collector, Thane has granted Non Agricultural permission and Sanad dated 27/12/2018, vide order No. Sr. No. Mashul/K-1/T-2/Mire/Sanad/SR-46/2018 for Non – Agricultural (N.A.) use of the Land bearing Survey no.(old 145/1) 16/1 area 1-06-20, Potkharaba 0-26-6 in all 1-

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-7-

Ref. No 32-80., (H.R.P.), old 145/3) 16/3 area 0-02-00, (H.R.P.), (old 145/4) 16/4 Date 01/02/2024
area 0-04-00, (H.R.P.), situate lying and bearing at Mauje Mire, Taluka- Thane,
Dist. Thane for Non – Agricultural (N.A.)

AND WHEREAS vide by the Release Deed dated 07/02/2019 executed between The Estate Investment Company Pvt. Ltd., (through its director Harsh N. Seksariya through its Power of Attorney holder Mr. Jayant R. Khot) and Kumar Pandurang Mere self & Sunita Ravi Mere & ors through its Power of Attorney holder Mr. Kumar Pandurang Mere), and the said Release Deed was registered on 21/02/2019 bearing document No. TNN4-1911-2019 at the office of joint Sub-Registrar at Thane – 4.

AND WHEREAS vide by the Deed of Development dated 02/11/2020 executed between Kumar Pandurang Mere & others and M/s. Avighna Infra Buildcon LLP. through its deisgnated Partner Prashant Vinod Vaghasiya and the same was lodged for Registration 19/11/2020 bearing document TNN4-6825-2020 at the office of Joint Sub-Registrar at Thane – 4 and granted the Development rights in respect of Plot of land bearing Old Survey No. 145/1 New Survey No. 16/1 area 1-06-20 + Potkharraba 0.26.60, in all total area 1-32-80., Old Survey No. 145/3, New Survey No. 16/3 area 0-02-00 and Old Survey no. 145/4, New Survey No. 16/4 area 0-04-00, situate lying and bearing at Mauje Mere, Taluka- Thane, Dist. Thane, in the registration District of Thane and Sub District of Thane.

3) 7/12 Extract issued by Concerned authorities as mentioned herein above are their Mutation Entry Nos. 2386.

4) Search Report taken by Search Clerk Mr. Mahesh Chaudhari and Mr. S. Pawar for last 28 years from 1995 – 2019 and then from 2019 – 2021 and Mr. P. Nikam Search report from 2019- 2023.

The Collector of Thane vide its order No. Msha/office-4/T.1/Tenancy/SR-05/2019 dated 23/07/2020 has given Development permission on the above said Property and thus the Original Land Owners Sunita Ravi Mere and Others (through their Power of Attorney holder Mr. Kumar Pandurang Mere) have given development rights to Avighna Infra Buildcon LLP subject to the terms and conditions as more particularly contained therein.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property, I am of the Opinion that:

Owners of the Land :

1. Mr. Kumar Pandurang Mere
2. Smt. Sunita Ravi Mere,
3. Ravita Ravi Mere,
4. Hemangi Ravi Mere,
5. Lalita Ravi Mere,
6. Mr. Dipak Pandurang Mere,
7. Smt. Nandabai Ram Dipad

whose names appear in the present 7/12 Extract of the above said Properties and the said Sunita Ravi Mere and Others (through their Power of Attorney holder Mr. Kumar Pandurang Mere) have given development rights to M/s. Avighna Infra Buildcon LLP through Designated Partner Prashant Vinod Vaghasiya.

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-9-

Developer Promoter:

M/s. Avighna Infra Buildcon LLP through Designated Partner Prashant Vinod Vaghasiya

The report reflecting the flow of title of the development rights given “by the owners Mr. kumar Pandurang mere and others to the developer/promoter” M/s. Avighna Infra Buildcon LLP. of the above said Plots of land is enclosed herewith as annexure.

SCHEDULE OF PROPERTY

Sr. No	Old Survey No	New Survey No	Hissa No.	Area In Sq. mt
1.	145	16	1	13280
2.	145	16	3	200
3.	145	16	4	400
			Total Area in Sq. Mt	13880

situate lying and bearing at Mauje Mere, Taluka- Thane, Dist. Thane, Total land admearing area 13880 Sq.mt in the registration District of Thane and Sub District of Thane.

Date:01/02/2024

Place: Bhayander.

For P.S.Shamdasani & Associates.

{Adv. Pushpa Shamdasani.}

PUSHPA SHAMDASANI

ADVOCATE HIGH COOURT

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Date: 01/02/2024

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Ref. No.

(Circular No. :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7/12 Extract as on date of application for Registration is in the name of Mr. Kumar Pandurang Mere & ors.,

2) Mutation Entry No. 2386.

3) Search Report taken by Search Clerk Mr. Mahesh Chaudhari and Mr. S. Pawar for last 28 years from 1995-2019 and from 2019-2021. And P. Nikam from 2019 to 2023

Date: 01/02/2024

Place: Bhayander.

For P.S. Shamdasani & Associates.

{Adv. Pushpa Shamdasani.}

PUSHPA SHAMDASANI

ADVOCATE HIGH COURT

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