

Ref: LL/1/KT

HAND DELIVERY

Date:17/2/2024

To

MAHARERA,

Mumbai, Maharashtra.

**LEGAL TITLE REPORT**

**SUB:- ALL THAT PIECE AND PARCEL OF CTS No. 790/A {previously Known as CTS No. 790(pt)}, Malad(E), P/N ward, Taluka – Borivali, Mumbai, proposed to be known as “GHANWAT ACCORD”. AREA ADMEASURING 900 SQ. MTRS I.E. 1076 SQ. YARDS**

We have investigated the title of the said Plot on the request of M/s. Ghanwat Developers Private Limited, as mentioned in the Schedule and on scrutinizing the documents furnished we have to state as under:-

**1. DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of plot bearing CTS no. 790/A {previously Known as CTS No. 790(pt)}, corresponding Survey no.280/3/2, area admeasuring 900 sq. mtrs i.e. 1076 sq. yards situated at Malad(E), P/N ward, Taluka – Borivali, Mumbai, proposed to be known as “GHANWAT ACCORD”. (“Plot”)

**2. THE DOCUMENTS OF ALLOTMENT OF PLOT:**

- i) Development Agreement dated 26<sup>th</sup> December, 2023, bearing document registration No. BRL-6-27387-2023.
- ii) Deed of conveyance dated 18<sup>th</sup> November, 2006 registered on 18<sup>th</sup> November,2006 bearing registration no. BRL-1/7871/2006



- iii) Search Report dated 17<sup>th</sup> January, 2024;
- iv) Public Notice dated 25<sup>th</sup> October, 2023, along with No objection certificate dated 15<sup>th</sup> November, 2023.

### **3. 7/12 EXTRACT I.E. REVENUE RECORD/PROPERTY CARD**

The 7/12 records stands in the name of Shri. Popat Maruti Ghanwat

Property Card also Stands in the name of Shri. Popat Maruti Ghanwat

### **4. SEARCH REPORT OF THE LAST 30 YEARS**

Search report dated 17<sup>th</sup> January, 2024 for the last Thirty (30) years from the year 1993 to 2023, taken from the Sub-registrar's office at Mumbai/ Mumbai Suburban by search Clerk Mr. S. D. Jadhav, no entries found affecting the title.

#### **(BRIEF TITLE FLOW AS FOLLOWS:)**

- i. Mr. Popat Maruti Ghanwat, has acquired all that piece and parcel of plot bearing CTS No. 790/A {previously Known as CTS No. 790(pt)}, Malad(E), P/N ward, Taluka – Borivali, Mumbai, proposed to be known as "GHANWAT ACCORD". AREA ADMEASURING 900 SQ. MTRS I.E. 1076 SQ. YARDS
- ii. Mr. Popat Maruti Ghanwat executed Development Agreement dated 26<sup>th</sup> December, 2023 in favour of M/s. Ghanwat Developers Private Limited, which is duly registered with the office of Sub-Registrar, bearing document registrationNo. BRL-6-27387-2023.



iii. M/s. Ghanwat Developers Private Limited ("**Developer**") is authorized to carry out construction. The report reflecting the flow of the title of the Developer on the said property is enclosed herewith as Annexure.

2/- 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 the title of M/s. Ghanwat Developers Private Limited is clear, marketable and without any encumbrances

Owner of the land -

(1) shri. Popat Maruti Ghanwat CTS no. 790/A {previously Known as CTS No. 790(pt)}, corresponding Survey no.280/3/2, area admeasuring 900 sq. mtrs i.e. 1076 sq. yards situated at Malad(E), P/N ward, Taluka – Borivali, Mumbai,

3/- The report reflecting the flow of the title of the (Owner/promoter) on the said land is enclosed herewith as annexure.

**Encl: Annexure**

**Date: 17/2/2024**



**KARTIK TIWARI**  
**LAKSHYAVEDHI LEGAL**

**ANNEXURE-A**

**FLOW OF THE TITLE OF THE SAID PLOT**

**TITLE CLEARANCE CERTIFICATE WITH RESPECT TO**, all that piece and parcel of plot bearing CTS No. 790/A {previously Known as CTS No. 790(pt)}, Malad(E), P/N ward, Taluka – Borivali, Mumbai, proposed to be known as “GHANWAT ACCORD”. AREA ADMEASURING 900 SQ. MTRS I.E. 1076 SQ. YARDS (Hereinafter Referred As The “Said Plot”).

- i. Originally the land was Khoti land and Shri Jairam Bhimji Janardhan Mhatre acquired the property by registered Deed of Conveyance dated 1941 from Shri Shivram Ganpat Patil various property inter-alia including the said property, Shri Jairam Mhatre, Shri Janardhan Mhatre both died intestate leaving behind him their only legal heir, (1) Jairam Janardhan Mhatre, (2) Rasikbhai Janardhan Mhatre, (3) Ramesh Janardhan Mhatre & ors. Inter alia the vendors therein. The said vendors sold and conveyed all their right, title & interest to Shri Popat Maruti Ghanwat by the registered Deed of Transfer/Conveyance dated 18<sup>th</sup> November, 2006, bearing document registration No. BRL-1-7871-2006.
- ii. The name of Shri Popat Maruti Ghanwat was recorded in the property card on 23<sup>rd</sup> March, 2021 vide mutation entry no. 911 of 23<sup>rd</sup> March, 2021.
- iii. Shri Popat Maruti Ghanwat, entered into Development Agreement with M/s. Ghanwat Developers Private Limited on 26<sup>th</sup> December,



2023, which is duly registered with the office of Sub-Registrar, bearing document registration No. BRL-6-27387-2023.

- iv. In the circumstances, We are of the opinion that as per the records M/s. Ghanwat Developers Private Limited, are entitled to develop and construct the said property being all that piece and parcel of Plot bearing CTS No. 790/A {previously Known as CTS No. 790(pt)}, Malad(E), P/N ward, Taluka – Borivali, Mumbai, proposed to be known as "GHANWAT ACCORD". AREA ADMEASURING 900 SQ. MTRS I.E. 1076 SQ. YARDS district within the registration district and sub-district of Mumbai Suburban. The title of M/s. Ghanwat Developers Private Limited, is clear, marketable and free from all encumbrances and beyond reasonable doubt and by virtue of Development Agreement dated 26<sup>th</sup> December, 2023, bearing registration No. BRL-6-27387-2023 is authorized to develop the said property.

**SR. NO. 2:**

- i. Property Cards Bearing CTS No. 790/A {previously Known as CTS No. 790(pt)} stands in the name of the Mr. Popat Maruti Ghanwat;
- ii. Search Report dated 17<sup>th</sup> January, 2024 for the last 30 years from 1994 to 2023 taken from sub-registrar's office at Mumbai/Mumbai Suburban by clerk S. D. Jadhav;
- iii. Deed of conveyance dated 18<sup>th</sup> November, 2006 registered on 18<sup>th</sup> November, 2006 bearing registration no. BRL-1/7871/2006.



- iv. Development Agreement Dated 26<sup>th</sup> December, 2023, duly registered with the office of Sub-Registrar, bearing document registration No. BRL-6-27387-2023.
- v. Public Notice dated 25<sup>th</sup> October, 2023. No objection letter dated 15<sup>th</sup> November, 2023.
- vi. No Litigation Pending

**Dated: 17/02/2024**



**KARTIK TIWARI**

**LAKSHYAVEDHI LEGAL**