

To,  
Maha RERA  
Maharashtra Real Estate Regulatory Authority,  
Bandra (E), Mumbai.

**LEGAL TITLE REPORT**

Subject:-Title Clearance Certificate with respect to land admeasuring 917.58 Sq. Meters being a portion of land bearing Old Survey No. 271, New Survey No. 82, Hissa No. 11 total admeasuring 1060 Sq. Meters situated at Revenue Village - Navghar, Mira Road (East), Taluka and District Thane, (hereinafter referred to **Said Plot**).

I have investigated the title of the Said Plot on the request of M/s HCS Realtors LLP, having its office at 204, Sumer Kendra Pandurang Budhkar Marg, Behind Mahendra Tower Worli, Mumbai 400018, and following documents.

**1) Description of Property:-**

All that Piece and parcel of land admeasuring 917.58 Sq. Meters being a portion of land bearing Old Survey No. 271 New Survey No. 82 Hissa No. 11, total admeasuring 1060 Sq. Meters situated at Revenue Village Navghar, Taluka and District Thane.

**2) Document of Allotment of Plot:-**

**Deed of Conveyance** dated 31.12.2020 (Document No. TNN-4-4451/2021) executed between Smt. Rekha Laxman Patil and others through their constituted attorney Shri Hemendra P. Bosmiya with consent of Shri Hemendra P. Bosmiya Proprietor of M/s Rashmi Properties in favor of M/s HCS Realtors LLP.

**Deed of Declaration** dated 10.02.2023 (Document No. TNN-4-2694-2023) executed between Shri Hemendra P. Bosmiya being a Proprietor of M/s Rashmi Properties, M/s HCS Realtors LLP and M/s KRV CXO India LLP.



Office No. 51, Building No. B-10, Rashmi Star City, Naigaon (East), Palghar, 401 208.  
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**Deed of Exchange** dated 10.02.2023 (Document No. TNN-4-2688/2023) executed between Shri Hemendra P. Bosmiya being a Proprietor of M/s Rashmi Properties and M/s HCS Realtors LLP.

3) **7/12 Extract** issued by Talathi Navghar, dated 10/02/2023 and Mutation Entry No. 206, 631, 1924, 656 and 2714.

4) **Search Report** for 30 years from 1994 till 15.02.2023

On Perusal of the above mentioned documents and all other relevant documents relating to the title of the Said Plot, I am of the opinion that the title of M/s HCS Realtors LLP is clear, marketable and without any encumbrances.

**Owner of Land:-** M/s HCS Realtors LLP is an owner of land admeasuring 917.58 Sq. Meters being a portion of land bearing Old Survey No. 271 New Survey No. 82 Hissa No. 11 total admeasuring 1060 Sq. Meters situated at Revenue Village Navghar, Mira Road (East), Taluka and District Thane.

The report reflecting the flow of the title of M/s HCS Realtors LLP is enclosed herewith as Annexure.

Encl:- Annexure

Dated:-21.02.2023





**ANNEXURE**

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

- 1) **7/12 Extract:-** The Name of Rekha Laxman Patil and others is recorded on the 7/12 extract of land adm. 917.58 Sq. Meters being a portion of land bearing Old Survey No. 271 New Survey No. 82 Hissa No. 11 total adm. 1060 Sq. Meters situated at Revenue Village Navghar, Taluka and District Thane (hereinafter referred to **Said Plot**) as a holder of the Said Plot.
- 2) **Mutation Entries:-**
  - Mutation Entry No. 206:-** Shri Parshuram Anant Patil, Shri Vishnu Anant Patil and Shri Laxman Anant Patil made partition of their properties according to which Said Plot come in the share of Shri Laxman Anant Patil.
  - Mutation Entry No. 631:-** Shri Laxman Anant Patil died on 15.01.2003 leaving behind him his wife Smt. Rekha Laxman Patil, sons namely Shri Nilesh Laxman Patil, Shri Vikram Laxman Patil and daughters namely Smt. Kalpita Chandrakant Bhagat, Anita Laxman Patil and Nilima Laxman Patil alias Nilima Lalit Gawand as his legal heirs.
  - Mutation Entry No. 656:-** Entry of Agreement of Shri Hemendra P. Bosmiya recorded in other right Colum.
  - Mutation Entry No. 1924:-** Vide a Release Deed (Document No. 1927/2013) The Estate Investment Company Pvt. Ltd. released their rights, hence their name removed.
  - Mutation Entry No. 2714:-** M/s HCS Realtors LLP purchased the Said Plot from Anita Laxman Patil and others under Deed of Conveyance Document No. 4451 dated 15.03.2021. However, 7/12 extract could not reviewed, therefore for making new mutation this entry is rejected.
- 3) **Search Report** for 30 Years from 1994 to 15.02.2023, taken from Sub-Registrar offices of Thane District.



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**Document No. TNN-10 1102/2006:-** Vide an Agreement dated 14.02.2006, Smt. Rekha Laxman Patil and others granted the Said Plot to M/s Rashmi Properties a Proprietary of Shri Hemendra Bosmiya.

**Document No. TNN-10 1103/2006:-** Smt. Rekha Laxman Patil and others executed a Irrevocable Power of Attorney dated 14.02.2006 in favour of Shri Hemendra P. Bosmiya proprietor of M/s Rashmi Properties.

**Document No. TNN-12 1927/2013:-** Release Deed dated 22.02.2013 executed by The Estate Investment Company Pvt. Ltd in favour of Shri Hemendra P. Bosmiya proprietor of M/s Rashmi Properties.

**Document No. TNN-4 4451/2021:-** Deed of Conveyance dated 31.12.2020 whereby Smt. Rekha Laxman Patil and others through their constituted attorney Shri Hemendra P. Bosmiya with consent of Shri Hemendra P. Bosmiya Proprietor of M/s Rashmi Properties sold the Said Plot to M/s HCS Realtors LLP.

**Document No. TNN-4 2694/2023:-** Deed of Declaration dated 10.02.2023 executed between Shri Hemendra P. Bosmiya being a Proprietor of M/s Rashmi Properties, M/s HCS Realtors LLP and M/s KRV CXO India LLP, whereby the parties declare that M/s HCS Realtors are entitled to develop Wing-B on the Said Plot, which exist in the amalgamated layout of Said Plot and their other connected lands.

**Document No. TNN-4 2688/2023:-** Deed of Exchange dated 10.02.2023 whereby Shri Hemendra P. Bosmiya being a Proprietor of M/s Rashmi Properties granted land adm. 180 Sq. meters out of his land bearing Old Survey No. 286 New Survey No. 85 Hissa No. 01 to M/s HCS Realtors for access AND in exchange M/s HCS Realtors granted his land adm. 142.42 Sq. Meters out of Old Survey No. 271 New Survey No. 82 Hissa No. 11 total admeasuring 1060 Sq. Meters (save and except the Said Plot) to Shri Hemendra P. Bosmiya being a Proprietor of M/s Rashmi Properties for construction work of C-Wing.

- 4) **Any other relevant title:-** M/s HCS Realtors LLP is an Owner of the Said Plot and as per the above said Deed of Declaration dated 10.02.2022 and as per the approvals granted and further approvals to be granted by the concern authorities, M/s HCS Realtors LLP are entitled to develop B-Wing in Horizon Complex, and also to register the Said B-Wing as their project at MAHARERA Authority, to sell the





**BEENA SINGH**

**B.COM. L.L.M.**

**ADVOCATE, HIGH COURT MUMBAI.**

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Premises in the said B-Wing to the person of their choice, to execute and register the Agreement/s with respective Allottee/s who will purchase the premises in said B-Wing, to receive the consideration and other amounts relating to premises to be constructed in Said B-Wing and also to do all acts, deed, matter and things as a Developer/Promoter of the Said B-Wing.

- 5) **Litigation;**-M/s HCS Realtors LLP informed me that no litigation is pending concerning to Said Plot and I have also not noticed any pending litigation concerning to Said Plot.

Dated:- 21.02.2023



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