

Mr. Sanman N. Pathari

B.Com. LL.B.

ADVOCATE

HIGH COURT, MUMBAI

Shop No. 4, Mathura Apt., Near Maruti Mandir, Gandhi Chowk, Kulgaon, Badlapur(East)

SNP-31/2023

Date: 25.02.2023

To
MahaRERA

LEGAL TITLE REPORT

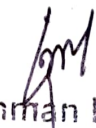
Sub: Title clearance certificate with respect to Survey No. 111, Hissa No.1, area admeasuring at about 4700 Sq. Mtrs., located and situated in revenue village Chikhlooli, Taluka Ambarnath, District Thane, within the area of Ambarnath Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane. (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/s. P. P. Construction**, A Partnership Firm through its Partners Mr. Prabhakar Vishnu Patil and Others, and following documents i.e.: - ALL THAT PIECE AND PARCEL of plot of non-agricultural land bearing Survey No. 111, Hissa No.1, area admeasuring at about 4700 Sq. Mtrs., located and situated in revenue village Chikhlooli, Taluka Ambarnath, District Thane, within the area of Ambarnath Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane.

1) The Document of allotment of plot -

a) Agreement for Sale dated 16.06.2011, registered with the Sub-Registrar of Assurances, Ulhasnagar-3 on 16.06.2011, at Document **Sr. No. UHN3-3257-2011**, executed between Shankar Bhau Warghade, Dattatray Bhau Warghade, Jijabai Shankar Warghade, Jayashree Shankar Warghade and Haresh Shankar Warghade As A Owners/Vendors AND 1) Mr. Ganesh Ramesh Bhopi, 2) Mr. Prabhakar Vishnu Patil, 3) Mr. Ashwin Tulshibhai Patel, 4) Mr. Praful Tulshibhai Patel, 5) Mr. Mahesh Narsibhai Patel and 6) Mr. Rajnikant Kantibhai Patel, as a Purchasers.

b) Power of Attorney dated 16.06.2011, registered with the Sub-Registrar of Assurances, Ulhasnagar-3 on 16.06.2011, at Document **Sr. No. UHN3-3258-2011**, executed between Shankar Bhau Warghade, Dattatray Bhau Warghade, Jijabai Shankar Warghade, Jayashree Shankar Warghade and Haresh Shankar Warghade As A Executants AND 1) Mr. Ganesh Ramesh Bhopi, 2) Mr. Prabhakar


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Ref. No. MAH/1163/2013

Vishnu Patil, 3) Mr. Ashwin Tulshibhai Patel, 4) Mr. Mahesh Narsibhai Patel and 5) Mr. Rajnikant Kantibhai Patel, as a Power of Attorney Holders.

c) Conveyance Deed dated 30.08.2011, registered with the Sub-Registrar of Assurances, Ulhasnagar-3 on 12.10.2011, at Document **Sr. No. UHN3-3258-2011**, executed between Shankar Bhau Warghade, Dattatray Bhau Warghade, Jijabai Shankar Warghade, Jayashree Shankar Warghade and Haresh Shankar Warghade through their Power of Attorney Holder Mr. Ganesh Ramesh Bhopi As A Owners/Vendors AND 1) Mr. Ganesh Ramesh Bhopi, 2) Mr. Prabhakar Vishnu Patil, 3) Mr. Ashwin Tulshibhai Patel, 4) Mr. Praful Tulshibhai Patel, 5) Mr. Mahesh Narsibhai Patel and 6) Mr. Rajnikant Kantibhai Patel, as a Purchasers.

d) Development Agreement dated 04.04.2012 registered with the Sub-Registrar of Assurances, Ulhasnagar-3 on 17.04.2012, at Document **Sr. No. UHN3-02029-2012**, executed between (1) Mr. Raghunath Shankar Kadam and (2) Mr. Chandrakant Dhondiram Mane, as a Vendor/s and 1) Mr. Ganesh Ramesh Bhopi, 2) Mr. Prabhakar Vishnu Patil, 3) Mr. Ashwin Tulshibhai Patel, 4) Mr. Praful Tulshibhai Patel, 5) Mr. Mahesh Narsibhai Patel and 6) Mr. Rajnikant Kantibhai Patel, as a Developer/s.

e) Power of Attorney dated 17.04.2012 registered with the Sub-Registrar of Assurances, Ulhasnagar-3 on 17.04.2012, at Document **Sr. No. UHN3-02030-2012**, executed between 1) Mr. Raghunath Shankar Kadam and (2) Mr. Chandrakant Dhondiram Mane, as a Vendor/s and 1) Mr. Ganesh Ramesh Bhopi, 2) Mr. Prabhakar Vishnu Patil, 3) Mr. Ashwin Tulshibhai Patel, 4) Mr. Praful Tulshibhai Patel, 5) Mr. Mahesh Narsibhai Patel and 6) Mr. Rajnikant Kantibhai Patel, as a Developer/s.

f) Conveyance Deed dated 23.08.2018, registered with the Sub-Registrar of Assurances, Ulhasnagar-3 on 23.08.2018, at Document **Sr. No. UHN3-6801-2018**, executed between Mr. Ganesh Ramesh Bhopi As A Owners/Vendors AND 1) Mr. Prabhakar Vishnu Patil, 2) Mr. Ashwin Tulshibhai Patel, 3) Mr. Praful Tulshibhai Patel, 4) Mr. Mahesh Narsibhai Patel and 5) Mr. Rajnikant Kantibhai Patel, as a Confirming Parties and 1) Mr. Bhavesh Haribhai Patel and 2) Mr. Brijesh Haribhai Patel as a Purchasers.

2) 7/12 extract or property card issued by Talathi Saja Shirgaon, and Mutation Entry No. 1997 dated 23.08.2022.

3) Search report for 30 years from 1988 till 2017.

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. P. P. Construction**, A Partnership Firm through its Partners Mr. Prabhakar Vishnu Patil and others, is clear, marketable and without any encumbrances.

Owners of the land -

- 1) Mr. Prabhakar Vishnu Patil, 2) Mr. Ashwin Tulshibhai Patel,
- 3) Mr. Praful Tulshibhai Patel, 4) Mr. Mahesh Narsibhai Patel,
- 5) Mr. Rajnikant Kantibhai Patel, 6) Mr. Bhavesh Haribhai Patel and
- 7) Mr. Brijesh Haribhai Patel

ALL THAT PIECE AND PARCEL of plot of non-agricultural land bearing Survey No. 111, Hissa No.1, area admeasuring at about 4200 Sq. Mtrs., located and situated in revenue village Chikhholi, Taluka Ambarnath, District Thane, within the area of Ambarnath Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane.

- 1) Mr. Raghunath Shankar Kadam and 2) Mr. Chandrakant Dhondiram Mane

ALL THAT PIECE AND PARCEL of plot of non-agricultural land bearing Survey No. 111, Hissa No.1, area admeasuring at about 500 Sq. Mtrs., located and situated in revenue village Chikhholi, Taluka Ambarnath, District Thane, within the area of Ambarnath Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane.

3/- The report reflecting the flow of the title of the **M/s. P. P. Corporation**, A Partnership Firm through its Partners Mr. Prabhakar Vishnu Patil and others, on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 25.02.2023


Adv. S. N. Pathari.

High Court, Mumbai.
Mr. Sanman N. Pathari
B.Com.L.L.B
ADVOCATE, HIGH COURT, MUMBAI,
Rel. No. MAH/1168/2012.

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 Extract as on date of application for registration.**
- 2) Mutation Entries attached herewith.**
- 3) Search Report for 30 years from 1988 till 2017 from Searcher S. S. Mulani taken from Sub-Registrar office at Ulhasnagar on my behalf.**
- 4) Title Certificate detailing flow of title of the said land from Adv. Kavita Rajendra Agrawal dated 20.03.2017.**

Date : 25.02.2023


Adv. Sanman N. Pathari
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ADVOCATE, HIGH COURT, MUMBAI
Fol. No. MAH/1163/2012.

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Adv. Sanman N. Pathari
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ADVOCATE, HIGH COURT, MUMBAI.
Tel No. 982116312012.