Santosh R. Potdar
B.Com. LLB
Advocate

Resi./Office,
Nana Shankarshet Marg,
Bajarpeth, Murbad, Dist-Thane,
Mob. 9422488473 / 9270037846.

FORMAT – A

(Circular No. – 28/2021)

To,

Maha RERA,
6th & 7th floor housefin Bhavan,
plot No. C 21 E block Bandra Kurla,
Complex Bandra (E) Mumbai 400051.

LEGAL TITLE REPORT

Sub – Title clearance certificate with respect to

1) C.T.S. No. 197/A/2/A having area admeasuring about 312.70 Sq. meters.

2) C.T.S. No. 197/A/2/B having area admeasuring about 127.10 sq. meters.

3) C.T.S. No. 197 having area admeasuring about 376.30 sq. meters.

4) C.T.S. No. 198 having area admeasuring about 54.30 sq. meters situated at village Murbad, Tal Murbad, Dist Thane. (hereinafter reffered as the said plot)

Santosh R. Potdar Reg.No. MAH/ 1236/99 Advocate(e) B.Com.LLB

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I have investigated the title of the said plot on the request of M/s Om Sai Developers a partnership firm and I have gone through following documents.

1) C.T.S. extract of survey no. 197/A/2/A owned by 1) Subhash Ramchandra Telvane, 2) Milind Ramesh Telvane, 3) Shekhar Ramesh Telvane.

2) C.T.S. extract of survey no. 197/A/2/B owned by 1) Smt. Suvarna Suresh Telvane, 2) Sachin Suresh Telvane, 3) Jitendra Suresh Telvane, 4) Rakhi Vinod Shete.

3) C.T.S. extract of survey no. 198 of village Murbad owned by 1) Mr. Ashok Harichandra Telvavne, 2) Mr. Pradip Harichandra Telvane, 3) Smt. Shubhangi Subhash Telvane, 4) Mrs. Rashmi Kiran Dalal, 5) Mrs. Poonam @ Vaishanvi Viram Rothe, 6) Mr. Mayur Subhash Telvane, 7) Mr. Rajendra Dattatrey Telvane, 8) Nilesh Dattatrey Telvane, 9) Mrs. Suchita Ashok Malbari, 10) Mrs. Vijayata Vijay Rothe, 11) Mrs. Neha Nitin Khismatrao, 12) Mrs. Vaishali Sanjay Telvane, 13) Mr. Shubham Sanjay Telvane.

4) Development agreement & Power of attorney between 1) Mr. Ashok Harichandra Telvavne, 2) Mr. Pradip Harichandra Telvane, 3) Smt. Shubhangi Subhash Telvane, 4) Mrs. Rashmi Kiran Dalal, 5) Mrs. Poonam @ Vaishanvi Viram Rothe, 6) Mr. Mayur Subhash Telvane, 7) Mr. Rajendra Dattatrey Telvane, 8) Nilesh Dattatrey Telvane, 9) Mrs. Suchita Ashok Malbari, 10) Mrs. Vijayata Vijay Rothe, 11) Mrs. Neha Nitin Khismatrao, 12) Mrs. Vaishali Sanjay Telvane, 13) Mr. Shubham Sanjay Telvane and M/s. Om Sai Developers through partners Gurunath Shamrao Zunjarrao and others Dated 31/01/2023 registered as Sr. No. 284/2023 and 285/2023 respectively with sub registrar Murbad.

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5) Development agreement & Power of attorney between 1) Subhash Ramchandra Telvane, 2) Milind Ramesh Telvane, 3) Shekhar Ramesh Telvane and M/s. Om Sai Developers through partners Gurunath Shamrao Zunjarrao and others Dated 03/04/2023 registered as Sr. No. 789/2023 and 790/2023 respectively with sub registrar Murbad.

6) Development agreement & Power of attorney between 1) Smt. Suvarna Suresh Telvane, 2) Sachin Suresh Telvane, 3) Jitendra Suresh Telvane, 4) Rakhi Vinod Shete and M/s. Om Sai Developers through partners Gurunath Shamrao Zunjarrao and others Dated 20/01/2023 registered as Sr. No. 194/2023 and 195/2023 respectively with sub registrar Murbad.

7) Search report for last 30 years from 1993 till 2023 on perusal 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. Sai Developers a partnership firm is clear, Marketable and without any encumbrances.

2) The report reflecting the flow of the title of the developer on the said land is enclosed herewith as annexure.

Murbad
Date :- 23/10/2023

SANTOSH R.POTDAR
(Advocate) B.Com.LLB
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FLOW OF THE TITLE OF THE SAID LAND.

1) C.T.S. No. 197/A//2/A having area admeasuring about 312.70 sq. meters. Shows names of 1) Subhash Ramchandra Telvane, 2) Milind Ramesh Telvane, 3) Shekhar Ramesh Telvane as owner.

It appears that Subhash Ramchandra Telvane and others 2 entered in to Development agreement in respect of above C.T.S. number with M/s. Om Sai Devlopers a Partnership firm through 1)Pandharinath Bhau Alam, 2) Gurunath Shamrao Zunjarrao, 3) Vasant Malu Jadhav, 4) Mayur Subhash Telvane said Development agreement is registered with sub registrar Murbad at serial no. 789/2023 Dated 03/04/2023.

2) C.T.S. No. 197/A/2/B having area admeasuring about 127.10 sq. meters.

It appears that C.T.S. No. 197/A/2/B of village Murbad stand in the name of 1) Smt. Suvarna Suresh Telvane, 2) Sachin Suresh Telvane, 3) Jitendra Suresh Telvane, 4) Ralki Vinod Shete as owners.



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It appears that on 20/01/2023 smt. Suvarna Suresh Telvane & others three entered in to Development agreement in respect of above C.T.S. No. 197/A/2/B with M/s. Om Sai Developers through partner 1) Pandharinath Bhau Alam, 2) Mr. Gurunath Shamrao Zunjarrao, 3) Mr. Vasant Malu Jadhav, 4) Mr. Mayur Subhash Telvane said Development Agreement is registered with sub registrar Murbad at Sr. No. 194/2023 and appointed M/s. Om Sai Developers as their constituted attorney said power of attorney is also registered with sub registrar on same day.

3) C.T.S. No. 197/B area admeasuring about 376.30 sq. meter & C.T.S. No. 198 having area admeasuring about 54.30 sq. meter of village Murbad stands in the name of 1) Mr. Ashok Harichandra Telvavne, 2) Mr. Pradip Harichandra Telvane, 3) Smt. Shubhangi Subhash Telvane, 4) Mrs. Rashmi Kiran Dalal, 5) Mrs. Poonam @ Vaishanvi Viram Rothe, 6) Mr. Mayur Subhash Telvane, 7) Mr. Rajendra Dattatrey Telvane, 8) Nilesh Dattatrey Telvane, 9) Mrs. Suchita Ashok Malbari, 10) Mrs. Vijayata Vijay Rothe, 11) Mrs. Neha Nitin Khismatrao, 12) Mrs. Vaishali Sanjay Telvane, 13) Mr. Shubham Sanjay Telvane.

It appears that on 30/01/2023 Mr. Ashok Harichandra Telvane & Others 12 entered in to Development agreement in respect of C.T.S. No. 198, 197/B of village Murbad with M/s. Om Sai Developers through partner 1) Pandharinath Bhau Alam, 2) Mr. Gurunath Shamrao Zunjarrao, 3) Mr. Vasant Malu Jadhav, 4) Mr. Mayur Subhash Telvane said Development Agreement is registered with sub registrar Murbad at Sr. No. 284/2023 Dated 30/01/2023 and appointed M/s. Om Sai Developers as their constituted attorney said power of attorney is also registered with sub registrar on same day.

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4) That I have taken Search with Sub-Registrar at Murbad in respect of above property and I have not come across with any adverse entry in respect of said property.

5) That there is no any litigation pending in any civil and revenue court in respect of said property.

SANTOSH R.POTDAR
(Advocate) B.Com LLB
Reg.No.MAH/1236/99

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