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ADVOCATE HIGH COURT

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FORMAT –A
(Circular No:-28 /2021)

To,
MahaRera

LEGAL TITLE REPORT

Sub.:- Title Clearance certificate with respect of all that piece and parcel of immovable properties as under:-

Property

All that piece and parcel of immovable property known as Survey No. 178(P), area adm. 3900 sq. mtrs, situated at Ulhasnagar-421 001, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

(Hereinafter referred as the said properties).

I have investigated the title of the said property on the request of M/s. Krishna Infra and following documents i.e.

1) Description of properties:-

Property

All that piece and parcel of immovable property known as Survey No. 178(P), area adm. 3900 sq. mtrs, situated at Ulhasnagar-421 001, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.



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2) The documents of allotment of property:-

Property

- 1) Xerox copy of 7/12 extract issued by Talathi, Ulhasnagar.
- 2) Xerox copy of mutation entries issued by Talathi, Ulhasnagar.
- 3) Xerox copy of Sale Deed dated 23.04.1968 M/s. Joshi Vithaldas Kersandas viz. 1. Shri Krishhan Joshi, 2. Anthalal Mangatlal Joshi and his successors i. Shri Manuprasad A. Joshi, ii. Shri Narendrakumar A. Joshi, iii. Shri Girjashankumar Ganpatram Joshi as the Seller AND 1. Shri Gidandas Jhamandas Lassi, 2. Shri Vishindas Dhamandas, 3. Shri Kishinchand Parasram, 4. Shri Premchand Khemandas as the Purchaser, through their Constituted Attorney Shri Hariram Gidandas Lassi under registered under Sr. no.1129 with Sub-Registrar of Assurance.
- 4) Xerox copy of Agreement dated 19.07.1994 executed by and between 1. Shri Gidandas Jhamandas Lassi, 2. Shri Vishindas Dhamandas, 3. Shri Kishinchand Parasram, 4. Shri Premchand Khemandas through their Constituted Attorney Shri Hariram Gidandas Lassi as Seller AND Smt. Mohini Gurdassingh Panjwani (50% share) and Shri Jagjitsingh Gurdassingh Panjwani (50% share).
- 5) Xerox copy of Deed of Declaration dated 14.01.2009 executed by Smt. Mohini Gurdassingh Panjwani (50% share) and Shri Jagjitsingh Gurdassingh Panjwani (50% share), registered under Sr. No.177/2009 with Sub-Registrar of Assurance.



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- 6) Xerox copy of Correction Deed dated 04.06.2013 executed by Smt. Mohini Gurdassingh Panjwani (50% share) and Shri Jagjitsingh Gurdassingh Panjwani (50% share) before the Sub-Registrar of Assurance, Ulhasnagar under Sr. No.1085/2013 dated 04.06.2013.
- 7) Xerox copy of mutation entry in the name of Smt. Mohini Gurdassingh Panjwani (50% share) and Shri Jagjitsingh Gurdassingh Panjwani (50% share) bearing No.555 and 596 issued by Talathi.
- 8) Xerox copy of Gift Deed dated 02.06.2023 executed by Shri Jagjitsingh Gurdassingh Panjwani as the Donor AND Shri Shri Gurmukhsingh G. Panjwani as the Donee registered under Sr. No.2208/2023 with Sub-Registrar of Assurance, Ulhasnagar.
- 9) Xerox copy of Release Deed dated 09.06.2023 executed by and between
1) Shri Ajitsingh Gurdassingh Panjwani, 2) Shri Jagjitsingh Gurdassingh Panjwani, 3) Smt. Manjeet Kaur Prakashsingh Heera, 4) Shri Harisingh Gurdassingh Panjwani as the Relasors AND Shri Gurmukhsingh Gurdassingh Panjwani as the Releasee, registered under Sr. No.2308/2023 with Sub-Registrar of Assurance, Ulhasnagar.
- 10) Xerox copy of mutation entry bearing No.629 issued by Talathi, Ulhasnagar.
- 11) Xerox copy of Release Deed dated 16.06.2023 executed by Shri Gurdeepsingh Gurdassingh Panjwani as the Releasor AND Shri Gurmukhsingh Gurdassingh Panjwani as the Releasee registered under Sr. No.2431/2023 with Sub-Registrar of Assurance, Ulhasnagar.



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- 12) Xerox copy of mutation entry bearing No.628 issued by Talathi, Ulhasnagar.
- 13) Xerox copy of Release Deed dated 20.10.2023 executed by and between Shri Kartarsingh Gurdassingh Panjwani as the Releasor AND Shri Gurmukhsingh Gurdassingh Panjwani as the Releasee registered under Sr. No.4222/2023 with Sub-Registrar of Assurance, Ulhasnagar.
- 14) Xerox copy of mutation entry bearing No.634 issued by Talathi, Ulhasnagar.
- 15) Xerox copy of Agreement dated 19.07.1994 executed by Shri Gidandas Jhamandas Lassi, 2. Shri Vishindas Dhamandas, 3. Shri Kishinchand Parasram, 4. Shri Premchand Khemandas through their Constituted Attorney Shri Hariram Gidandas Lassi as the Sellers AND Shri Gurmukhsingh Gurdassingh Panjwani (50% share) and Shri Gurdeepsingh Gurdansingh Panjwani (50% share) as the Purchasers.
- 16) Xerox copy of Deed of Declaration dated 14.01.2009 executed by Shri Gurmukhsingh Gurdassingh Panjwani (50% share) and Shri Gurdeepsingh Gurdansingh Panjwani (50% share) before the Sub-Registrar of Assurance, Ulhasnagar under Sr. No.178/2009 dated 14.01.2009.
- 17) Xerox copy of Correction Deed dated Gurmukhsingh Gurdassingh Panjwani (50% share) and Shri Gurdeepsingh Gurdansingh Panjwani (50% share) executed Correction Deed for ratify wrong mentioned bearing Survey Nos. in registered Deed of Declaration i.e. bearing Survey Nos.177-A/1, 178 (part) 182 (part) and 183 (part) however



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correct bearing survey No. is 178 (part) and the same has been duly registered before the Sub-Registrar of Assurance, Ulhasnagar under Sr. No.1084/2013 dated 04.06.2013.

- 18) Xerox copy of mutation entry No.555 issued by Talathi, Ulhasnagar.
- 19) Xerox copy of Gift Deed dated 03.07.2023 executed by and between Gurdeepsingh Gurdansingh Panjwani (50% share) as the Donor AND Shri Gurmukhsingh Gurdassingh Panjwani (50% share) as the Donee, registered under Sr. No.2658/2023 with Sub-Registrar of Assurance, Ulhasnagar-1 and his name was mutated in the revenue records vide mutation entry No.630.
- 20) Xerox copy of Agreement dated 19.07.1994 executed by and between 1. Shri Gidandas Jhamandas Lassi, 2. Shri Vishindas Dhamandas, 3. Shri Kishinchand Parasram, 4. Shri Premchand Khemandas through their Constituted Attorney Shri Hariram Gidandas Lassi as the Seller AND Shri Ajitsingh Gurdassingh Panjwani (50% share) and Shri Gurdassingh N. Panjwani (50% share) as the Purchaser.
- 21) Xerox copy of Deed of Declaration dated 14.01.2009 executed by Shri Ajitsingh Gurdassingh Panjwani (50% share) and Shri Gurdassingh N. Panjwani (50% share) registered before the Sub-Registrar of Assurance, Ulhasnagar under Sr. No.176/2009 dated 14.01.2009.
- 22) Xerox copy of Correction Deed dated 04.06.2013 executed by and between of Shri Ajitsingh Gurdassingh Panjwani (50% share) and Shri Gurdassingh N. Panjwani (50% share) registered before the Sub-Registrar of Assurance, Ulhasnagar under Sr. No.1083/2013 dated 04.06.2013.



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- 23) Xerox copy of mutation entry bearing No.555 issued by Talathi, Ulhasnagar.
- 24) Xerox copy of Gift Deed dated 02.06.2023 executed by and between Ajitsingh Gurdassingh Panjwani (50% share) as the Donor AND Shri Gurmukhsingh Gurdassingh Panjwani (50% share) as the Purchaser, registered under Sr. No.2207/2023 with Sub-Registrar of Assurance, Ulhasnagar-1 and his name was mutated in the revenue records vide mutation entry No.616.
- 25) Xerox copy of Power of Attorney dated 12.01.2024 executed by and between Shri Gurmukhsingh Gurdassingh Panjwani as the Owner AND M/s. Krishna Infra through its partners i) Shri Anilkumar Yadav ii) Shri Rajender Singh Gurmukh Singh Panjwani iii) Shri Jeetender Singh Gurmukh Singh Panjwani as The Builders/Developers/ Promoters registered under, before the Sub-Registrar of Assurance, Ulhasnagar Sr. 210/2014.
- 26) Xerox copy of Development Agreement dated 12.01.2024 executed by and between Gurmukhsingh Gurdassingh Panjwani as the Land Owner and M/s. Krishna Infra as the Developer registered under serial No. 209/2024 at the office of Sub-Registrar, Class-II, Ulhasnagar – 1.

Search Report for 30 years from 1995 till 2024.

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. Krishna Infra is clear, marketable and without any encumbrance and in terms of above referred Agreements and the Building permission granted by Ulhasnagar



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Municipal Corporation under No. U.M.P./Narvi/B.P./11/107/22/488 dated 20.12.2022, M/s. Krishna Infra is well and sufficiently entitled to develop the aforesaid property.

Owner of the Land,
Shri Gurmukhsingh Gurdassingh Panjwani
Survey No- 178(P)

3/- The Report reflecting the flow of the title of the (M/s. Krishna Infra) on the said land is enclosed herewith as annexure.

Encls. Annexure A.
Date: 19.01.2024





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FORMAT -A
(Circular No:-28 /2021)
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 Extract/P.R. Card as on _____ date of application for registration.
- 2) Mutation Entry No.....
- 2) Search Report for 30 years from 1995 taken from Sub-Registrar office at Ulhasnagar-1.
- 5) There is No Litigation Pending.
- 6) DIN Number: - Not Applicable (N.A.)





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Annexure A

The report reflecting flow of the title of the owner of the sold land known as

Description of Property

All that piece and parcel of immovable property known as Survey No. 178(P), area adm. 3900 sq. mtrs, situated at Ulhasnagar-421 001, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

Sr. No.	Name	Ownership From	Ownership Till	Reason for Change
1	M/s. Joshi Vithaldas Kersandas viz. 1) Shri Krishhan Joshi 2) Anthalal Mangatlal Joshi and his successors i. Shri Manuprasad A. Joshi, ii. Shri Narendrakumar A. Joshi iii. Shri Girajshankumar Ganpatram Johsi		23.04.1968	Sale
2	1. Shri Gidandas Jhamandas Lassi 2. Shri Vishindas Dhamandas 2. Shri Vishindas Dhamandas, 3. Shri Kishnichand Parasram 4. Shri Premchand khemandas through their Constituted Attroney Shri Hariram Gidandas Lassi	23.04.1968	19.07.1994	Sale



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3.	Smt. Mohini Gurdassingh Panjwani (50% Share) & Shri Jagjitsingh Gurdassingh Panjwani(50%)	14.01.2009	04.06.2013	Ratify Deed
4.	Smt. Mohini Gurdassingh Panjwani (50% Share) & Shri Jagjitsingh Gurdassingh Panjwani (50%)	04.06.2013	09.04.2021 & 27.01.2015	Legal Heirs
5.	1. Shri Ajitsingh G. Panjwani 2. Shri Jagjitsingh G. Panjwani 3. Shri Gurmukhsingh G. Panjwani 4. Shri Gurdeepsingh G. Panjwani 5. Smt. Manjeet Kaur P. Heera 6. Shri Kartarsingh G. Panjwani 7. Shri Harisingh G. Panjwani.	09.04.2021 & 27.01.2015	02.06.2023	Gift Deed by Shri Jagjitsingh Gurdassingh Panjwani
6.	1. Shri Ajitsingh G. Panjwani 2. Shri Jagjitsingh G. Panjwani 3. Smt. Manjeet Kaur P.	09.04.2021 & 27.01.2015	09.06.2023	Release Deed



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	Heera 4. Shri Harisingh G. Panjwani.			
7.	Shri Gurdeepsingh G. Panjwani	09.04.2021 & 27.01.2015	16.06.2023	Release Deed
8.	Shri Kartarsingh Gurdassingh Panjwani	09.04.2021 & 27.01.2015	20.10.2023	Release Deed
9.	Shri Gurmukhsingh Gurdassingh Panjwani	20.10.2023	Till Today	
10.	M/s. Krishna Infra through its partners i) Shri Anilkumar Yadav ii) Shri Rajender Singh Gurmukh Singh Panjwani iii) Shri Jeetender Singh Gurmukh Singh Panjwani	12.01.2024		Power of Attorney
11.	M/s. Krishna Infra as the Developer	12.01.2024		Developm ent Agreemen t



Date: 19.01.2024