SWAPNIL GAWDE
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ADVOCATE
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CIRCULAR NO. 28/2021

To

Maha RERA

LEGAL TITLE REPORT

Sub: Commencement Certificate is issued dated 10/03/2022 on C.T.S. NO 647,648,649,650,651 and 652 of the plot area project "Shree Krishna Dham" is constructed on plot area 502.6 Sq. meter. Title clearance certificate with respect to bearing C.T.S. NO 647,648,649,650,651 and 652, lying being and situate at Revenue village Bhayandar (West), Taluka & District Thane and Sub-District of Thane and within Limits of Mira Bhayandar Municipal Corporation. (Hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s Sawariya Construction Company, having its office at shop no 01, Ram Mandir Road, Bhayandar (West), Thane-401101 following documents i.e.: -

1) Description of the property.

C.T.S. NO 647,648,649,650,651 and 652, lying being and situate at Revenue village Bhayandar (West), Taluka & District Thane and Sub-District of Thane.

Reg.Add - Room No 1107 Bldg No 40 Adarsh Darsh
Prabhadevi Mumbai - 400030
Office Add - Shop No 46 Ostwal Park
Bldg No 6 CHS Ltd Ostwal Park Near
Ram Mandir Bhayander East

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2) The documents of allotment of plot

i. Deed of Conveyance on 18/06/2013, between 1) Narmada Bhagvatilal 2) Kamladevi Shyamlal & 3)Anusaya Hariprasad as a owners and as a M/S. Shri Krishna Company Through Its Prop. Shyam I.Goswami as a Purchasers in respect of 1) Cts No.647 Area Admeasuring About 17 Mtrs, 2) Cts No.648 Area Admeasuring About 87.1 Mtrs, 3) Cts No.649 Area Admeasuring About 39.8 Mtrs, 4) Cts No.650 Area Admeasuring About 53.3 Mtrs, 5) Cts No.651 Area Admeasuring About 31.7 Mtrs, & 6) Cts No.652 Area Admeasuring About 273.7 Mtrs, total Area Admeasuring About 502.6 Mtrs. And the said deed of conveyance duty tegintered on 18/06/2013, bearing registration No-TNN-12-2606-2013

ii. Deed of Development on 16/11/2016, between Shri Krishna Company through Its Prop. Shyam I.Goswami as a owners and M/S Savriya Construction Company through its partner sushil chothmal varma & ravi vasudev vyas as a Developers in respect of CTS NO. 647/648/649/650/651 & 652 total Area Admeasuring About 502.6 Mtrs. Owners 40% & Developers 60% deposited 20,00,000/- village-bhayandar,Taluka & Dist. Thane and the said Deed of Development duty registered on 17/11/2016, bearing registration No-TNN-4-5125-2016

3) Property Card extracts issued vide mutation entry no 127

4) Search report for 30 years from 1993 till 2023

i. Search Report, dated 5th September, 2023 taken by Search Clerk-Shri Sharad Pawar in the office of Sub-Registrar of Assurance at Thane from the year 1993 to 2023 pertaining to the said property.

Req.Add - Room No 1107 Bldg No 40 Adarsh Nagar Prabhadevi, Mumbai - 400030
Office Add - Shop No 4 Ostwal Park Bldg No 6 CHS Ltd Ostwal Park Near Jain Mandir Bhayander East

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I. 2/ - On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property pertaining to the aforesaid property and CERTIFY that in my opinion the title in view of M/s Krishna Company become solely entitled to carry out development in the said land

And deal with the construction area thereon, the land is freehold private land and there have been no changes in the tenure of the land and the title of the land is clear, marketable and without ant encumbrances

Owners of the land

i. **M/s Shree Krishna Company Proprietor Mr. Shyam I. Goswami** owned an area admeasuring 502.6 sq. meters being the portion of total plot area, land bearing C.T.S. NO 647,648,649,650,651 and 652 situate, lying and being at VillageBhayandar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation

2) Qualifying comments/remarks if any.....

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

Encl: Annexure.

Reg.Add :- Room No 1107 Bldg No 10 Adarsh Darshan Prabhadevi Mumbai 400030
Office Add :- Shop No 4 Central Park Bldg No 6 CHS Ltd Central Park Near Ram Mandir Bhayander East

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(CIRCULAR- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7 /12 extract as on date 06th August 2023 of application for registration.
2) Search report for 30 years from 1993 till 2023 Taken from Sub-Registrar' office at Thane.
4) Any other relevant title.
5) Litigations if any NO.

Date: 29/02/2024

SWAPNIL D. GAWDE
ADVOCATE HIGH COURT
(MAH / 12603 / 2021)
35/745, Adarsh Nagar, Prabhadevi
Mumbai - 400 030.
Mob.: 9167244335

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FLOW OF TITLE OF THE SAID PROPERTY

THIS IS TO CERTIFY that I have investigated the title to land bearing land bearing C.T.S. NO 647,648,649,650,651 and 652, lying being and situate at Revenue village Bhayandar (West), Taluka & District Thane and Sub-District of Thane and within the limits of the Mira Bhayandar Municipal Corporation owned by M/s Shree Krishna Company through its Proprietor Mr. Shaym I. Goswami and have to state as hereunder.

1. As per Property Card Record dated 21/12/1984 recorded as 1. Narmada Bhagvatilal 2. Kamladevi Shaymlal and 3. Anusaya Hariprasad as owner of land bearing bearing C.T.S. NO 647,648,649,650,651 and 652, lying being and situate at Revenue village Bhayandar (West), Taluka & District Thane and Sub-District of Thane and within the limits of the Mira Bhayandar Municipal Corporation herein referred to as Original Owner of the said property.

2. By an Indenture of conveyance dated 18th june 2013 and registered in the office of the Sub-Registrar of Assurances at Thane under Serial No.TNN12-2606 of 2013 and executed between 1) Smt Narmadadevi Bhagwatilal Kamthia 2) Smt Kamladevi shyamlal Choudhary and 3) Smt Ansuya Hariprasad Todi therein referred to as between the Original Owner and Purchaser Shree Krishna Company (Through its Propreitor Shyam I. Goswami) of the other part the therein mentioned sold, conveyed and assigned unto and in favor of the owners herein the immovable property alongwith the structures standing thereon being the piece or parcel of land bearing CTS NO. 647,648,649,650,651 & 652 admeasuring in aggregate 502.6 square meters or thereabouts at village Bhayandar of Bhayander (west), Taluka and District Thane

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3. In pursuance of Development Agreement, dated 16th November, 2016 had executed between M/s Shree Krishna Company (Through its Proprietor Shyam I. Goswami), registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/5125/2016 in favor of the partners of M/s. Sawariya Construction Co, conferring upon them several powers inter-alia power to develop the said property.

4. M/s.Sawariya Construction CO is entitled to construct Building Shree Krishna Dham consisting of Stilt+7 Upper Floors, totally admeasuring 1212.18 sq. meters of F.S.I.on the property viz. land bearing C.T.S. NO 647,648,649,650,651 and 652, lying being and situate at Revenue village Bhayandar (West), in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation and to sell the flats to the intending purchasers thereof by executing and registering agreements under the provisions of Real Estate (Regulation and Development) Act,2016 read with Maharashtra Rules,2017.

Yours Faithfully

SWAPNIL D. GAWDE
ADVOCATE HIGH COURT
(MAH / 12603 / 2021)
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Mumbai - 400 030.
Mob.: 9167244335

Mr. Swapnil D. Gawde
Advocate

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