



VAISHALI KAPURE

B.A., LL.B

ADVOCATE HIGH COURT

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Date:- 28/03/2024

FORMAT - A
(Circular No. :- 28/2021)

To
Maha RERA
6th and 7th Floor, Housefin Bhavan,
Plot No. C-21, E Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot bearing (1) S.No. 61/17 adm. Total 1500 Sq. Mtrs (2) S.No. 61/ 18 adm Total 1900 Sq. Mtrs. and (3) S.No. 61/19/2 adm Total 1047 Sq. Mtrs, (4) S.No. 48/4 adm Total 130 Sq. Mtrs, lying, being and situate at Village Thakurli, Tal. Kalyan, Dist. Thane within the limits of Kalyan Dombivli Municipal Corporation Hereinafter for sake of brevity referred and called as "**the Said Property**".

I **Adv. Vaishali Kapure**, have investigated the title of the said property on the request of Owner/Developer M/s. Swaminarayan Life Space LLP through its Partners having its Office at 2/5, Ratna Niwas, Nehru Road, Dombivli (E)-421201.

1. Description Of The Property :

(1) S.No. 61/17 adm. Total 1500 Sq. Mtrs (2) S.No. 61/ 18 adm Total 1900 Sq. Mtrs. and (3) S.No. 61/19/2 adm Total 1047 Sq. Mtrs, (4) S.No. 48/4 adm Total 130 Sq. Mtrs, lying, being and situate at Village Thakurli, Dom.(W) Tal. Kalyan, Dist. Thane within the limits of Kalyan Dombivli Municipal Corporation.

2. Documents of Allotment of Plot:-

1. Regarding Survey no. 61/17

- i) Agreements for sale and Power of Attorney dated 28/10/2016 made and entered between 1. Shri Balaram Ganpat Gaikwad, 2. Shri siddharth Ganpat Gaikwad, 3.

Shri Rahul Ganpat Gaikwad, 4. Smt. Mohini Sharad Jadhav, 5.Smt. Manda Sanjay Gaikwad, 6. Smt. Vandana Pravin Jadhav, 7.Smt. Renuka Manohar Thanekar, 8. Shri. Nandkumar Bramhadev Gaikwad & 9. Smr. Kusum Bramhadev Gaikwad as Landowner and M/s. Swami narayan Life Space LLP as Purchasers duly registered in the office of Sub-Registrar of assurance at Kalyan-1, bearing Serial No. 11341/2016 &11342/2016 respectively

- b) The sale Deed dated 17/10/2019 made and entered between 1. Shri Balaram Ganpat Gaikwad, 2. Shri siddharth Ganpat Gaikwad,3. Shri Rahul Ganpat Gaikwad, 4. Smt. Mohini Sharad Jadhav, 5.Smt. Manda Sanjay Gaikwad, 6. Smt. Vandana Pravin Jadhav, 7.Smt. Renuka Manohar Thanekar, 8. Shri. Nandkumar Bramhadev Gaikwad & 9. Smr. Kusum Bramhadev Gaikwad as Landowner and M/s. Swaminarayan Life Space LLP as Other Part duly registered in the office of Sub-Registrar Kalyan-4 at Sr. No-13390/2019.

2. Regarding New Survey no. 61/18

- a) Agreements for sale and Power of Attorney dated 18/10/2016 made and entered between 1. Shri. Dilip Namdev Gaikwad, 2. Shri. Vijay Namdev Gaikwad & 3. Smt. Surekha Uday Kamble as landowner and M/s. Swaminarayan Life Space LLP as Purchasers duly registered in the office of Sub-Registrar of assurance at Kalyan-4, bearing Serial No. 8454/2016 & 8455/2016 respectively.
- b) Agreements for sale and Power of Attorney dated 20/10/2016 made and entered between 1. Smt. Janabai Namdev Gaikwad, 2. Shri. Nitin Namdev Gaikwad, 3. Shri Sanjay Namdev Gaikwad, 4. Shri Vishwanath Namdev Gaikwad as landowner and M/s. Swaminarayan Life Space LLP as Purchasers duly registered in the office of Sub-Registrar of assurance at Kalyan-4, bearing Serial No. 8542/2016 & 8543/2016 respectively
- c) The sale Deed dated 17/10/2019 made and entered between 1. Shri. Dilip Namdev Gaikwad, 2. Shri. Vijay Namdev Gaikwad & 3. Smt. Surekha Uday Kamble, 4. Smt. Janabai Namdev Gaikwad, 5. Shri. Nitin Namdev Gaikwad, 6. Shri Sanjay Namdev Gaikwad, 7. Shri Vishwanath Namdev Gaikwad as Landowner and M/s. Swaminarayan Life Space LLP as Purchasers, registered in the office of Sub-Registrar Kalyan-4 at Sr. No-13391/2019.

3. Regarding New Survey no. 61/19/2

- a) Development Agreement and Power of Attorney dated 08/08/2023 made and entered between 1. Smt. Manda Pradip Salvi, 2. Mr. Suraj Pradip Salvi, 3. Mr. Karan Pradip Salvi & 4. Mr. Pranav Pradip Salvi as Landowners and M/s. Swaminarayan Life Space LLP as Developer registered in the office of Sub-Registrar Kalyan-4 at Sr. No-11392/2023 and Sr. No-11393/2023 respectively.
- b) Power of Attorney dated 08/08/2023 and Development Agreement dated 28/03/2024 made and entered between 1. Smt. Kalpana Vishnu Gaikwad, 2. Mrs. Rakshda Nitin Jadhav, 3. Mrs. Pratiksha Vikas Jadhav, 4. Mrs. Kajal Rahul Kamble

& 5. Mrs. Vishakha Sumit Ughade as Landowner and M/s. Swaminarayan Life Space LLP as Developer. in the office of Sub-Registrar Kalyan-4 at Sr. No-11394/2023 and Sub-Registrar Kalyan-2 at Sr. No-6735/2024 respectively.

4. Regarding New Survey no. 48/4

- a) Agreement for Sale and Power of Attorney dated 31/05/2016 made and entered between 1. Shri. Nandkumar Halya Bhalerao, 2. Shri. Ganesh Halya Bhalerao, 3. Smt. Vijayabai Manik Gaikwad, 4. Smt. Jijabai Tukaram Gaikwad & 5. Smt. Sushila Sudhakar Jadhav as Landowners and M/s. Swaminarayan Life Space LLP as Purchasers duly registered in the office of Sub-Registrar Kalyan-4 at Sr. No-4675/2016 and Sr. No-4676/2016 respectively.
- b) The sale Deed dated 14/09/2023 made and entered between 1. Shri. Nandkumar Halya Bhalerao, 2. Shri. Ganesh Halya Bhalerao, 3. Smt. Vijayabai Manik Gaikwad, 4. Smt. Jijabai Tukaram Gaikwad & 5. Smt. Sushila Sudhakar Jadhav and others as Landowner and M/s. Swaminarayan Life Space LLP as Other Part, duly registered in the office of Sub-Registrar Kalyan-4 at Sr. No-13276/2023.

3. 7x12 Extract/Property Card:

S.No. 61(363)/17, 61(363)/18 and S.No. 48/4 reflecting the name of M/s. Swaminarayan Life Space LLP as the owner of the said plot under M. No. 5006,5007 &5184 respectively and S.No. No.61/19/2 reflect the name of 1.Smr. Manda Pradip Salvi, 2. Smt. Kalpana Vishnu Gaikwad, 3. Mrs. Rakshda Nitin Jadhav, 4. Mrs. Pratiksha Vikas Jadhav, 5. Mrs. Kajal Rahul Kamble & 6. Mrs. Vishakha Sumit Ughade as the Owners of the said plot.

4. Search Reports:

1. Search conducted in the offices of sub-reg. at kalyan For 50 years from 1969 to 2018 for **S.No. 61/17**. For 48 years from 1969 to 2016. for **S.No. No.61/18**. 54 years from 1969 to 2022 for **S.No. 61/19**. & For 60 years from 1951 to 2010 for **S.No. No.48/4**.
2. On the Perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the Opinion that the title of (following owner/developer) is Clear, Marketable and without any encumbrances.

Owners of the Land

1. M/s. Swaminarayan Life Space LLP is the owner of S.No. 61/17, S.No. No.61/18 & S.No. 48/4.

2. 1.Smr. Manda Pradip Salvi, 2. Mr. Suraj Pradip Salvi, 3. Mr. Karan Pradip Salvi & 4. Mr. Pranav Pradip Salvi 5. Smt. Kalpana Vishnu Gaikwad, 6. Mrs. Rakshda Nitin Jadhav, 7. Mrs. Pratiksha Vikas Jadhav, 8. Mrs. Kajal Rahul Kamble & 9. Mrs. Vishakha Sumit Ughade are the owners & M/s. Swaminarayan Life Space LLP is the Developer of S.No. 61/19/2.

The Report reflecting the flow of the Title (Owner/Developer) on the Said land is enclosed herewith as annexure

Yours faithfully,

Vaishali
Mahendra
Kapure
Vaishali Kapure

Digitally signed
by Vaishali
Mahendra Kapure
Date: 2024.03.28
21:25:11 +05'30'

Encl :- Annexure

(Advocate, High Court)