



CHANDRAKANT K. DESHMUKH

B.Com., D.B.M., LL.B.

ADVOCATE

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Date : 07/03/2024

FORMAT - A

(Circular No.:- /2021)

To

MahaRERA Mumbai,

LEGAL TITLE REPORT

Sub: In the matter of investigation of title of land bearing City Survey No.278, (Corresponding to Gut No.171) area admeasuring 2300 sq. meters out of total land admeasuring 4601.98 sq.mtrs subsequently which is sub-divided by mutation entry No.51 dated 22/12/2021 duly certified by City Survey Office at Thane by the NA order of the Thasildar Thane and thereby new property extract City Survey No.278/A for the area admeasuring 3900 sq.mtrs is prepared situated at Village Parsik, Taluka & District Thane, out of which area admeasuring 1950.00 sq.meters is recorded in the property extract of City Survey No.278/A in the name of 6 owners, which is duly demarcated and apportioned, within the jurisdiction of the Sub-Registrar of Assurances at Thane and within the territorial limits of Thane Municipal Corporation, Sub-Registration and Registration district of Thane. By the Order of City Survey Officer, Thane of Sub-Division bearing No.C.S/A.T/Pot.Hi/Mo.R.No.855/2023/742 dated 27/04/2023. Further, Executive Engineer, Town Planning Development, Thane approved drawings/map No.TMC/Mukhya-1/S.V.V-29/386 Dated 10/05/2023, Sub-Division Mo.R.No.855 Dated 13/04/2023 vide CTS No.278/A is sub-divided and hence the property card of CTS No.278/A has been cancelled and a new property card bearing CTS No.278/A/1 & 278/A/2 has been created and accordingly the mutation entry bearing No.62 dated 17/05/2023 is recorded. Further, vide Transfer Deed dated 15/02/2023 bearing registration No.TNN-

9/2830/2023 dated 15/02/2023 and thereby an area of 150 Sq.mtrs out of CTS No.278A, Gut No.171, lying being and situated at Village-Parsik, Taluka & District - Thane has been transferred to the TMC without consideration for 20 meters D.P.Road purpose. Further, the possession of 150 Sq.mtrs of land out of CTS No.278A, Gut No.171, lying being and situated at Village-Parsik, Taluka & District - Thane has been handed over to the TMC vide Possession Receipt No.Sub-Registrar Thane-9 bearing document No.R.D.No.2830/2023 dated 15/02/2023 and the 6 owners have handed over the possession to the TMC & the name of TMC has been entered into the property card /record of rights vide mutation entry No.64 dated 05/06/2023 in respect of 150 sq.mtrs of land for DP Road purpose. Further, City Survey Officer, Thane has vide order of Sub-Division bearing No.C.S/A.T/Sub-Divi/M.R.No.855/2023/742 Order dated 27/04/2023 The Executive Engineer, City Survey Department, approved drawings/map No.TMC/Mukhya-1/C.S.O-29/386 dated 10/05/2023, Sub-Division M.R.No.855 dated 13/04/2023 vide C.T.S No.278/A/2 has been subdivided and hence the property card of CTS No.278/A/2 has been cancelled and new property card bearing CTS No.278/A/2/A & 278/A/2/B has been newly created and the names of 6 owners has been recorded in the property card/record of rights vide mutation entry No.65 dated 05/06/2023 in respect of land admeasuring 1800 sq.meters, lying being and situated at Village-Parsik, Taluka & District - Thane.

I have investigated the title of the said plot on the request of M/s JAY SHREE KRISHNA ENTERPRISES a partnership firm, having its office at;- B-105, Shree Suryadarshan C.H.S Ltd, Parsik Nagar, Kharigaon, Kalwa (W) Thane - 400 605, of the land bearing land bearing City Survey No.278, (Corresponding to Gut No.171) area admeasuring 2300 sq. meters out of total land admeasuring 4601.98 sq.mtrs subsequently which is sub-divided by mutation entry No.51 dated 22/12/2021 duly certified by City Survey Office at Thane by the NA order of the Thasildar Thane and thereby new property extract City Survey No.278/A for the area admeasuring 3900 sq.mtrs is prepared situated at Village Parsik, Taluka & District Thane, out of which area admeasuring 1950.00 sq.meters is recorded in the property extract of City Survey No.278/A in the

name of 6 owners, which is duly demarcated and apportioned, within the jurisdiction of the Sub-Registrar of Assurances at Thane and within the territorial limits of Thane Municipal Corporation, Sub-Registration and Registration district of Thane and By the Order of City Survey Officer, Thane of Sub-Division bearing No.C.S/A.T/Pot.Hi/Mo.R.No.855/2023/742 dated 27/04/2023. Further, Executive Engineer, Town Planning Development, Thane approved drawings/map No.TMC/Mukhya-1/S.V.V-29/386 Dated 10/05/2023, Sub-Division Mo.R.No.855 Dated 13/04/2023 vide CTS No.278/A is sub-divided and hence the property card of CTS No.278/A has been cancelled and a new property card bearing CTS No.278/A/1 & 278/A/2 has been created and accordingly the mutation entry bearing No.62 dated 17/05/2023 is recorded. Further, vide Transfer Deed dated 15/02/2023 bearing registration No.TNN-9/2830/2023 dated 15/02/2023 and thereby an area of 150 Sq.mtrs out of CTS No.278A, Gut No.171, lying being and situated at Village-Parsik, Taluka & District - Thane has been transferred to the TMC without consideration for 20 meters D.P.Road purpose. Further, the possession of 150 Sq.mtrs of land out of CTS No.278A, Gut No.171, lying being and situated at Village-Parsik, Taluka & District - Thane has been handed over to the TMC vide Possession Receipt No.Sub-Registrar Thane-9 bearing document No.R.D.No.2830/2023 dated 15/02/2023 and the 6 owners have handed over the possession to the TMC & the name of TMC has been entered into the property card /record of rights vide mutation entry No.64 dated 05/06/2023 in respect of 150 sq.mtrs of land for DP Road purpose. Further, City Survey Officer, Thane has vide order of Sub-Division bearing No.C.S/A.T/Sub-Divi/M.R.No.855/2023/742 Order dated 27/04/2023 The Executive Engineer, City Survey Department, approved drawings/map No.TMC/Mukhya-1/C.S.O-29/386 dated 10/05/2023, Sub-Division M.R.No.855 dated 13/04/2023 vide C.T.S No.278/A/2 has been sub-divided and hence the property card of CTS No.278/A/2 has been cancelled and new property card bearing CTS No.278/A/2/A & 278/A/2/B has been newly created and the names of 6 owners has been recorded in the property card/record of rights vide mutation entry No.65 dated 05/06/2023 in respect of land admeasuring 1800 sq.meters, lying being and situated at Village-Parsik, Taluka & District - Thane and referred the following documents;

1) Description of the property.

All That Piece And Parcel Of Land bearing City Survey No.278, (Corresponding to Gut No.171) area admeasuring 2300 sq. meters out of total land admeasuring 4601.98 sq.mtrs subsequently which is sub-divided by mutation entry No.51 dated 22/12/2021 duly certified by City Survey Office at Thane by the NA order of the Thasildar Thane and thereby new property extract City Survey No.278/A for the area admeasuring 3900 sq.mtrs is prepared situated at Village Parsik, Taluka & District Thane, out of which area admeasuring 1950.00 sq.meters is recorded in the property extract of City Survey No.278/A in the name of 6 owners, which is duly demarcated and apportioned, within the jurisdiction of the Sub-Registrar of Assurances at Thane and within the territorial limits of Thane Municipal Corporation, Sub-Registration and Registration district of Thane and By the Order of City Survey Officer, Thane of Sub-Division bearing No.C.S/A.T/Pot.Hi/Mo.R.No.855/2023/742 dated 27/04/2023. Further, Executive Engineer, Town Planning Development, Thane approved drawings/map No.TMC/Mukhya-1/S.V.V-29/386 Dated 10/05/2023, Sub-Division Mo.R.No.855 Dated 13/04/2023 vide CTS No.278/A is sub-divided and hence the property card of CTS No.278/A has been cancelled and a new property card bearing CTS No.278/A/1 & 278/A/2 has been created and accordingly the mutation entry bearing No.62 dated 17/05/2023 is recorded. Further, vide Transfer Deed dated 15/02/2023 bearing registration No.TNN-9/2830/2023 dated 15/02/2023 and thereby an area of 150 Sq.mtrs out of CTS No.278A, Gut No.171, lying being and situated at Village-Parsik, Taluka & District - Thane has been transferred to the TMC without consideration for 20 meters D.P.Road purpose. Further, the possession of 150 Sq.mtrs of land out of CTS No.278A, Gut No.171, lying being and situated at Village-Parsik, Taluka & District - Thane has been handed over to the TMC vide Possession Receipt No.Sub-Registrar Thane-9 bearing document No.R.D.No.2830/2023 dated 15/02/2023 and the 6 owners have handed over the possession to the TMC & the name of TMC has been entered into the property card /record of rights vide mutation entry No.64 dated 05/06/2023 in respect of 150 sq.mtrs of land for DP Road purpose. Further, City Survey Officer, Thane has vide order of Sub-Division bearing No.C.S/A.T/Sub-Divi/M.R.No.855/2023/742 Order dated 27/04/2023 The Executive Engineer, City Survey Department,

approved drawings/map No.TMC/Mukhya-1/C.S.O-29/386 dated 10/05/2023, Sub-Division M.R.No.855 dated 13/04/2023 vide C.T.S No.278/A/2 has been sub-divided and hence the property card of CTS No.278/A/2 has been cancelled and new property card bearing CTS No.278/A/2/A & 278/A/2/B has been newly created and the names of 6 owners has been recorded in the property card/record of rights vide mutation entry No.65 dated 05/06/2023 in respect of land admeasuring 1800 sq.meters, lying being and situated at Village-Parsik, Taluka & District - Thane and referred the following documents;

2) The documents of allotment of plot.

- a) Registered Development Agreement entered into by Smt. Leelabai Maruti Patil & others in favour of M/s. Yashraj Developers through Proprietor Mr. Roshan Suresh Patil in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs of Village - Parsik, Taluka- and District- Thane vide document registration No. vide Sr. No. 5630/2003 dated 01/09/2003 in the office of Sub-Registrar Assurances Thane-5
- b) Registered Release Deed executed by Smt. Nirmala Digambar Bhoir & others in favour of Smt. Manjula Suresh Patil in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs of Village - Parsik, Taluka- and District - Thane which is registered vide document registration No. Sr. No.5337/2011 dated 12/05/2011 in the office of Sub-Registrar Assurances Thane-2.
- c) Registered Release Deed executed by Smt. Gulab alies Kavita Kishor Patil & Smt. Karuna alies Kavita Chandrakant Patil in favour of Shri. Arun Gopinath Patil in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs of Village - Parsik, Taluka- and District - Thane which is registered vide document registration No. Sr. No. 13847/2011 dated 27/12/2011 in the office of Sub-Registrar Assurances Thane-2.
- d) Registered "Sathekarar" executed by Smt. Nirmala Digamber Bhoir & others entered into in favour of Roshan Suresh Patil & others in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs of Village - Parsik, Taluka- and District - Thane which is registered vide

document registration No. Sr. No. 9267/2015 dated 23/12/2015 in the office of Sub-Registrar Assurances Thane-9.

- e) Registered Conveyance Deed executed by Smt. Nirmala Digamber Bhoir & others in favour of Roshan Suresh Patil & others in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs of Village - Parsik, Taluka- And District - Thane vide document registration No. Sr. No. 11977/2019 dated 17/07/2019 in the office of Sub-Registrar Assurances Thane-5.
- f) Registered Cancellation Deed executed by M/s. Yashraj Developers through Proprietor Mr. Roshan Suresh Patil in favour of Smt. Manjula Suresh Patil & Others in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs of Village - Parsik, Taluka- and District - Thane and which is registered vide document registration Sr. No. 11979/2020 dated 25/09/2020 in the office of Sub-Registrar Assurances Thane-2.
- g) Registered Development Agreement executed by Smt. Manjula Suresh Patil & Others in favour of M/s. Jay Shree Krishna Enterprises through Partner Mrs. Manisha Jagatasingh Girase & others through POA Holder Nehal Pravinchandra Tanna in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs out of 2300 Sq. Mtrs of Village - Parsik, Taluka- and District - Thane vide document registration Sr. No. 18253/2020 dated 11/12/2020 in the office of Sub-Registrar Assurances Thane-2
- h) Extract of Mutation entry No.1285 dated 19/09/2021 duly certified by the Talathi Saja - Kalwa, Thane and accordingly the names of 1) Roshan Suresh Patil 2) Manjula Suresh Patil 3) Rohan Sursh Patil 4) Maltibai Naresh Patil 5) Ashish Naresh Patil 6) Priyanka Naresh Patil were mutated by virtue of Registered Sale Deed dated 17/07/2019 vide document registration No.TNN-11977/2019 dated 17/07/2019 executed by 1) Smt.Nirmala Digambar Bhoir, 2) Dasribai (Jayshree) Anant Mhatre 3) Jaya (Vijaya) Chandrakant Bunde 4) Rekha Madhusudazn Bhoir through Power of Attorney holder in favour of Roshan Suresh Patil, And 1) Roshan Suresh Patil 2) Manjula Suresh Patil 3) Rohan Sursh Patil 4) Maltibai Naresh Patil 5) Ashish Naresh Patil 6) Priyanka Naresh Patil.

- i) 7/12 Extract in respect to their share involved in the land admeasuring 00-H-39R- 0P totally admeasuring 3900 sq.mtrs out of land bearing City Survey No.278, (Corresponding to Gut No.171) of Village Parsik, Taluka & District Thane, duly demarcated and apportioned, within the jurisdiction of the Sub-Registrar of Assurances at Thane and within the territorial limits of Thane Municipal Corporation, Sub-Registration and Registration district of Thane, duly certified by the Talathi Saja - Kalwa, Thane whereby the names of 1) Smt.Nirmala Digambar Bhoir, 2) Dasribai (Jayshree) Anant Mhatre 3) Jaya (Vijaya) Chandrakant Bunde 4) Rekha Madhusudazn Bhoir were deleted.
- j) Property card vide CTS No.278 admeasuring 4601.98 sq.mtrs of Village Parsik, Taluka & District Thane,
- k) Registered Power of Attorney dated 31/08/2020 executed between 1) Mrs Manjula Suresh Patil & 2) Mr. Rohan Suresh Patil And Mr. Roshan Suresh Patil vide document registration No.TNN-2/9882/2020 dated 31/08/2020 in respect of said land.
- l) Registered Power of Attorney dated 31/08/2020 executed between 1) Mrs Malati Naresh Patil & 2) Priyanka Naresh Patil And Mr. Ashish Naresh Patil vide document registration No.TNN-2/9885/2020 dated 31/08/2020 in respect of said land.
- m) Registered agreement for development dated 11/12/2020 between i) Mrs. Manjula Suresh Patil, ii) Mr. Roshan Suresh Patil, iii) Mr.Rohan Suresh Patil, iv) Mrs. Malati Naresh Patil, v) Mr.Ashish Naresh Patil, vi) Miss Priyanka Naresh Patil, AND my client M/s JAY SHREE KRISHNA ENTERPRISES a partnership firm, having its office at;- B-105, Shree Suryadarshan C.H.S Ltd, Parsik Nagar, Kharigaon, Kalwa (W) Thane - 400 605, vide document registration No.TNN-2/18253/2020 dated 11/12/2020 in respect of said land.
- n) Registered Power of Attorney dated 11/12/2020 between i) Mrs. Manjula Suresh Patil, ii) Mr. Roshan Suresh Patil, iii) Mr.Rohan Suresh Patil, iv) Mrs. Malati Naresh Patil, v) Mr.Ashish Naresh Patil, vi) Miss Priyanka Naresh Patil, AND my client M/s JAY SHREE KRISHNA ENTERPRISES a partnership firm, having its office at;- B-105, Shree Suryadarshan C.H.S Ltd, Parsik Nagar, Kharigaon, Kalwa

- (W) Thane - 400 605, vide document registration No.TNN-18254 dated 11/12/2020 in respect of said land.
- o) Vide NA order of the Thasildar Thane bearing No.SR43 dated 07/06/2021 land admeasuring 3900.00 sq.mtrs of City Survey No.278 was declared as NA and therefore a new property card bearing No.278/A came into existence for the area admeasuring 3900 sq.mtrs is prepared situated at Village Parsik, Taluka & District Thane, out of which area admeasuring 1950.00 sq.meters is recorded in the property extract of City Survey No.278/A in the name of i) Mrs. Manjula Suresh Patil, ii) Mr. Roshan Suresh Patil, iii) Mr.Rohan Suresh Patil, iv) Mrs. Malati Naresh Patil, v) Mr.Ashish Naresh Patil, vi) Miss Priyanka Naresh Patil and they also have their share in the agricultural land of area admeasuring 350 sq.mtrs in the City Survey No.278 area admeasuring 701.98 sq.meters.
- p) Property Card bearing No.278.
- q) Property Card bearing No.278/A
- r) Mutation Entry No.51 dated 22/12/2021.
- s) Mutation Entry No.62 dated 17/05/2023
- t) Property Card bearing No.CTS No.278/A/1
- u) Property Card bearing No.CTS No.278/A/2
- v) Mutation Entry No.64 dated 05/06/2023
- w) Mutation Entry No.65 dated 05/06/2023
- x) Property Card bearing No.CTS No.278/A/2/A
- y) Property Card bearing No.CTS No.278/A/2/B
- z) By the Order of City Survey Officer, Thane of Sub-Division bearing No.C.S/A.T/Pot.Hi/Mo.R.No.855/2023/742 dated 27/04/2023.

Further, Executive Engineer, Town Planning Development, Thane approved drawings/map No.TMC/Mukhya-1/S.V.V-29/386 Dated 10/05/2023, Sub-Division Mo.R.No.855 Dated 13/04/2023 vide CTS No.278/A is sub-divided and hence the property card of CTS No.278/A has been cancelled and a new property card bearing CTS No.278/A/1 & 278/A/2 has been created and accordingly the mutation entry bearing No.62 dated 17/05/2023 is recorded.

- aa) Vide Transfer Deed dated 15/02/2023 bearing registration No.TNN-9/2830/2023 dated 15/02/2023 and thereby an area of 150 Sq.mtrs out of CTS No.278A, Gut No.171, lying being and situated at Village-Parsik, Taluka & District - Thane has been transferred to the TMC without consideration for 20 meters D.P.Road purpose. Further, the possession of 150 Sq.mtrs of land out of CTS No.278A, Gut No.171, lying being and situated at Village-Parsik, Taluka & District - Thane has been handed over to the TMC vide Possession Receipt No.Sub-Registrar Thane-9 bearing document No.R.D.No.2830/2023 dated 15/02/2023 and the 6 owners have handed over the possession to the TMC & the name of TMC has been entered into the property card /record of rights vide mutation entry No.64 dated 05/06/2023 in respect of 150 sq.mtrs of land for DP Road purpose.
- bb) Further, City Survey Officer, Thane has vide order of Sub-Division bearing No.C.S/A.T/Sub-Divi/M.R.No.855/2023/742 Order dated 27/04/2023 The Executive Engineer, City Survey Department, approved drawings/map No.TMC/Mukhya-1/C.S.O-29/386 dated 10/05/2023, Sub-Division M.R.No.855 dated 13/04/2023 vide C.T.S No.278/A/2 has been sub-divided and hence the property card of CTS No.278/A/2 has been cancelled and new property card bearing CTS No.278/A/2/A & 278/A/2/B has been newly created and the names of 6 owners i.e i) Mrs. Manjula Suresh Patil, ii) Mr. Roshan Suresh Patil, iii) Mr.Rohan Suresh Patil, iv) Mrs. Malati Naresh Patil, v) Mr.Ashish Naresh Patil, vi) Miss Priyanka Naresh Patil has been recorded in the property card/record of rights vide mutation entry No.65 dated 05/06/2023 in respect of land admeasuring 1800 sq.meters, lying being and situated at Village-Parsik, Taluka & District -Thane
- 3) The on-line Search Report dated 03/06/2022 issued by the Searcher Mr. Akshay Kinjale from 1993 to 2022 in respect of the said land.

- 4) The Search Report dated 22/02/2024 issued by the Searcher Mr.Ramesh Dhalpe, Search Clerk from 1995 to 2023 in respect of the said land.
- 5) 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 land bearing City Survey No.278, (Corresponding to Gut No.171) area admeasuring 2300 sq. meters out of total land admeasuring 4601.98 sq.mtrs subsequently which is sub-divided by mutation entry No.51 dated 22/12/2021 duly certified by City Survey Office at Thane by the NA order of the Thasildar Thane and thereby new property extract City Survey No.278/ A for the area admeasuring 3900 sq.mtrs is prepared situated at Village Parsik, Taluka & District Thane, out of which area admeasuring 1950.00 sq.meters is recorded in the property extract of City Survey No.278/ A in the name of 6 owners. By the Order of City Survey Officer, Thane of Sub-Division bearing No.C.S/ A.T/Pot.Hi/Mo.R.No.855/2023/742 dated 27/04/2023. Further, Executive Engineer, Town Planning Development, Thane approved drawings/map No.TMC/Mukhya-1/S.V.V-29/386 Dated 10/05/2023, Sub-Division Mo.R.No.855 Dated 13/04/2023 vide CTS No.278/ A is sub-divided and hence the property card of CTS No.278/ A has been cancelled and a new property card bearing CTS No.278/ A/1 & 278/ A/2 has been created and accordingly the mutation entry bearing No.62 dated 17/05/2023 is recorded. Further, vide Transfer Deed dated 15/02/2023 bearing registration No.TNN-9/2830/2023 dated 15/02/2023 and thereby an area of 150 Sq.mtrs out of CTS No.278A, Gut No.171, lying being and situated at Village-Parsik, Taluka & District - Thane has been transferred to the TMC without consideration for 20 meters D.P.Road purpose. Further, the possession of 150 Sq.mtrs of land out of CTS No.278A, Gut No.171, lying being and situated at Village-Parsik, Taluka & District - Thane has been handed over to the TMC vide Possession Receipt No.Sub-Registrar Thane-9 bearing document No.R.D.No.2830/2023 dated 15/02/2023 and the 6 owners have handed over the possession to the TMC & the name of TMC has been entered into the property card /record of rights vide mutation entry No.64 dated 05/06/2023 in respect of 150 sq.mtrs of land for DP Road purpose. Further, City Survey Officer, Thane has vide order of Sub-Division bearing

No.C.S/A.T/Sub-Divi/M.R.No.855/2023/742 Order dated 27/04/2023 The Executive Engineer, City Survey Department, approved drawings/map No.TMC/Mukhya-1/C.S.O-29/386 dated 10/05/2023, Sub-Division M.R.No.855 dated 13/04/2023 vide C.T.S No.278/A/2 has been sub-divided and hence the property card of CTS No.278/A/2 has been cancelled and new property card bearing CTS No.278/A/2/A & 278/A/2/B has been newly created and the names of 6 owners i.e. i) Mrs. Manjula Suresh Patil, ii) Mr. Roshan Suresh Patil, iii) Mr.Rohan Suresh Patil, iv) Mrs. Malati Naresh Patil, v) Mr.Ashish Naresh Patil, vi) Miss Priyanka Naresh Patil has been recorded in the property card/record of rights vide mutation entry No.65 dated 05/06/2023 in respect of land admeasuring 1800 sq.meters, lying being and situated at Village-Parsik, Taluka & District - Thane; which is duly demarcated and apportioned, within the jurisdiction of the Sub-Registrar of Assurances at Thane and within the territorial limits of Thane Municipal Corporation, Sub-Registration and Registration district of Thane in the name of owner i) Mrs. Manjula Suresh Patil, ii) Mr. Roshan Suresh Patil, iii) Mr.Rohan Suresh Patil, iv) Mrs. Malati Naresh Patil, v) Mr.Ashish Naresh Patil, vi) Miss Priyanka Naresh Patil, however, the Said owners have assign, transferred the Development right in favour of M/s JAY SHREE KRISHNA ENTERPRISES in respect of said land under registered development agreement dated 11/12/2020 and in consonance of said development agreement the Said Owners have also executed registered Irrevocable General Power of Attorney dated 11/12/2020 in favour of M/s JAY SHREE KRISHNA ENTERPRISES **ACCORDINGLY** in respect of the said property/said land. Thus, the Said M/s JAY SHREE KRISHNA ENTERPRISES is entitled to develop the said land and, the Said Owners i) Mrs. Manjula Suresh Patil, ii) Mr. Roshan Suresh Patil, iii) Mr.Rohan Suresh Patil, iv) Mrs. Malati Naresh Patil, v) Mr.Ashish Naresh Patil, vi) Miss Priyanka Naresh Patil and M/s JAY SHREE KRISHNA ENTERPRISES being a developers have a clear and marketable title free from all encumbrances.

Owners of the land

i) Mrs. Manjula Suresh Patil, ii) Mr. Roshan Suresh Patil, iii) Mr. Rohan Suresh Patil, iv) Mrs. Malati Naresh Patil, v) Mr. Ashish Naresh Patil, vi) Miss Priyanka Naresh Patil,

(4) Qualifying comments/remarkable if any _____

3/- The report reflecting the flow of the title from the owners i) Mrs. Manjula Suresh Patil, ii) Mr. Roshan Suresh Patil, iii) Mr. Rohan Suresh Patil, iv) Mrs. Malati Naresh Patil, v) Mr. Ashish Naresh Patil, vi) Miss Priyanka Naresh Patil, in the name of the developers M/s JAY SHREE KRISHNA ENTERPRISES on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date:- 07/03/2024



Mr. Chandrakant K. Deshmukh
Advocate

Adv. Chandrakant K. Deshmukh
Vaibhav Apt., 2nd Floor,
Near Municipal School No.1,
Tembhi Naka, Thane (W) 400 604,



CHANDRAKANT K. DESHMUKH

B.Com., D.B.M., LL.B.

ADVOCATE

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Date : 07/03/2024

FORMAT - A

(Circular No.:- /2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Registered Development Agreement entered into by Smt. Leelabai Maruti Patil & others in favour of M/s. Yashraj Developers through Proprietor Mr. Roshan Suresh Patil in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs of Village - Parsik, Taluka- and District- Thane vide document registration No. vide Sr. No. 5630/2003 dated 01/09/2003 in the office of Sub-Registrar Assurances Thane-5
- 2) Registered Release Deed executed by Smt. Nirmala Digambar Bhoir & others in favour of Smt. Manjula Suresh Patil in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs of Village - Parsik, Taluka- and District - Thane which is registered vide document registration No. Sr. No.5337/2011 dated 12/05/2011 in the office of Sub-Registrar Assurances Thane-2.
- 3) Registered Release Deed executed by Smt. Gulab alies Kavita Kishor Patil & Smt. Karuna alies Kavita Chandrakant Patil in favour of Shri. Arun Gopinath Patil in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs of Village - Parsik, Taluka- and District - Thane which is registered vide document registration No. Sr. No. 13847/2011 dated 27/12/2011 in the office of Sub-Registrar Assurances Thane-2.

- 4) Registered "Sathekarar" executed by Smt. Nirmala Digamber Bhoir & others entered into in favour of Roshan Suresh Patil & others in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs of Village - Parsik, Taluka- and District - Thane which is registered vide document registration No. Sr. No. 9267/2015 dated 23/12/2015 in the office of Sub-Registrar Assurances Thane-9.
- 5) Registered Conveyance Deed executed by Smt. Nirmala Digamber Bhoir & others in favour of Roshan Suresh Patil & others in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs of Village - Parsik, Taluka- And District - Thane vide document registration No. Sr. No. 11977/2019 dated 17/07/2019 in the office of Sub-Registrar Assurances Thane-5.
- 6) Registered Cancellation Deed executed by M/s. Yashraj Developers through Proprietor Mr. Roshan Suresh Patil in favour of Smt. Manjula Suresh Patil & Others in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs of Village - Parsik, Taluka- and District - Thane and which is registered vide document registration Sr. No. 11979/2020 dated 25/09/2020 in the office of Sub-Registrar Assurances Thane-2.
- 7) Registered Development Agreement executed by Smt. Manjula Suresh Patil & Others in favour of M/s. Jay Shree Krishna Enterprises through Partner Mrs. Manisha Jagatasingh Girase & others through POA Holder Nehal Pravinchandra Tanna in Respect of Gut No. 171 Area Admeasuring 3900 Sq. Mtrs out of 2300 Sq. Mtrs of Village - Parsik, Taluka- and District - Thane vide document registration Sr. No. 18253/2020 dated 11/12/2020 in the office of Sub-Registrar Assurances Thane-2
- 8) Extract of Mutation entry No.1285 dated 19/09/2021 duly certified by the Talathi Saja - Kalwa, Thane and accordingly the names of 1) Roshan Suresh Patil 2) Manjula Suresh Patil 3) Rohan Sursh Patil 4)

Maltibai Naresh Patil 5) Ashish Naresh Patil 6) Priyanka Naresh Patil were mutated by virtue of Registered Sale Deed dated 17/07/2019 vide document registration No.TNN-11977/2019 dated 17/07/2019 executed by 1) Smt.Nirmala Digambar Bhoir, 2) Dasribai (Jayshree) Anant Mhatre 3) Jaya (Vijaya) Chandrakant Bunde 4) Rekha Madhusudazn Bhoir through Power of Attorney holder in favour of Roshan Suresh Patil, And 1) Roshan Suresh Patil 2) Manjula Suresh Patil 3) Rohan Sursh Patil 4) Maltibai Naresh Patil 5) Ashish Naresh Patil 6) Priyanka Naresh Patil.

- 9) 7/12 Extract in respect to their share involved in the land admeasuring 00-H-39R- 0P totally admeasuring 3900 sq.mtrs out of land bearing City Survey No.278, (Corresponding to Gut No.171) of Village Parsik, Taluka & District Thane, duly demarcated and apportioned, within the jurisdiction of the Sub-Registrar of Assurances at Thane and within the territorial limits of Thane Municipal Corporation, Sub-Registration and Registration district of Thane, duly certified by the Talathi Saja - Kalwa, Thane whereby the names of 1) Smt.Nirmala Digambar Bhoir, 2) Dasribai (Jayshree) Anant Mhatre 3) Jaya (Vijaya) Chandrakant Bunde 4) Rekha Madhusudazn Bhoir were deleted.
- 10)Property card vide CTS No.278 admeasuring 4601.98 sq.mtrs of Village Parsik, Taluka & District Thane,
- 11)Registered Power of Attorney dated 31/08/2020 executed between 1) Mrs Manjula Suresh Patil & 2) Mr. Rohan Suresh Patil And Mr. Roshan Suresh Patil vide document registration No.TNN-2/9882/2020 dated 31/08/2020 in respect of said land.
- 12)Registered Power of Attorney dated 31/08/2020 executed between 1) Mrs Malati Naresh Patil & 2) Priyanka Naresh Patil And Mr. Ashish Naresh Patil vide document registration No.TNN-2/9885/2020 dated 31/08/2020 in respect of said land.

13) Registered agreement for development dated 11/12/2020 between i) Mrs. Manjula Suresh Patil, ii) Mr. Roshan Suresh Patil, iii) Mr. Rohan Suresh Patil, iv) Mrs. Malati Naresh Patil, v) Mr. Ashish Naresh Patil, vi) Miss Priyanka Naresh Patil, AND my client M/s JAY SHREE KRISHNA ENTERPRISES a partnership firm, having its office at;- B-105, Shree Suryadarshan C.H.S Ltd, Parsik Nagar, Kharigaon, Kalwa (W) Thane - 400 605, vide document registration No.TNN-2/18253/2020 dated 11/12/2020 in respect of said land.

14) Registered Power of Attorney dated 11/12/2020 between i) Mrs. Manjula Suresh Patil, ii) Mr. Roshan Suresh Patil, iii) Mr. Rohan Suresh Patil, iv) Mrs. Malati Naresh Patil, v) Mr. Ashish Naresh Patil, vi) Miss Priyanka Naresh Patil, AND my client M/s JAY SHREE KRISHNA ENTERPRISES a partnership firm, having its office at;- B-105, Shree Suryadarshan C.H.S Ltd, Parsik Nagar, Kharigaon, Kalwa (W) Thane - 400 605, vide document registration No.TNN-18254 dated 11/12/2020 in respect of said land.

15) Vide NA order of the Thasildar Thane bearing No.SR43 dated 07/06/2021 land admeasuring 3900.00 sq.mtrs of City Survey No.278 was declared as NA and therefore a new property card bearing No.278/A came into existence for the area admeasuring 3900 sq.mtrs is prepared situated at Village Parsik, Taluka & District Thane, out of which area admeasuring 1950.00 sq.meters is recorded in the property extract of City Survey No.278/A in the name of i) Mrs. Manjula Suresh Patil, ii) Mr. Roshan Suresh Patil, iii) Mr. Rohan Suresh Patil, iv) Mrs. Malati Naresh Patil, v) Mr. Ashish Naresh Patil, vi) Miss Priyanka Naresh Patil and they also have their share in the agricultural land of area admeasuring 350 sq.mtrs in the City Survey No.278 area admeasuring 701.98 sq.meters.

16) Property Card bearing No.278.

17) Property Card bearing No.278/A

- 18) Mutation Entry No.51 dated 22/12/2021.
- 19) Search Report by the Searcher Mr. Akshay Kinjale, dated 03/06/2022 from 1993 to 2022 in respect of the said land.
- 20) By the Order of City Survey Officer, Thane of Sub-Division bearing No.C.S/A.T/Pot.Hi/Mo.R.No.855/2023/742 dated 27/04/2023. Further, Executive Engineer, Town Planning Development, Thane approved drawings/map No.TMC/Mukhya-1/S.V.V-29/386 Dated 10/05/2023, Sub-Division Mo.R.No.855 Dated 13/04/2023 vide CTS No.278/A is sub-divided and hence the property card of CTS No.278/A has been cancelled and a new property card bearing CTS No.278/A/1 & 278/A/2 has been created and accordingly the mutation entry bearing No.62 dated 17/05/2023 is recorded.
- 21) Registered Transfer Deed dated 15/02/2023 bearing registration No.TNN-9/2830/2023 dated 15/02/2023 and thereby an area of 150 Sq.mtrs out of CTS No.278A, Gut No.171, lying being and situated at Village-Parsik, Taluka & District - Thane has been transferred to the TMC without consideration for 20 meters D.P.Road purpose.
- 22) Further, the possession of 150 Sq.mtrs of land out of CTS No.278A, Gut No.171, lying being and situated at Village-Parsik, Taluka & District - Thane has been handed over to the TMC vide Possession Receipt No.Sub-Registrar Thane-9 bearing document No.R.D.No.2830/2023 dated 15/02/2023 and the 6 owners have handed over the possession to the TMC & the name of TMC has been entered into the property card /record of rights vide mutation entry No.64 dated 05/06/2023 in respect of 150 sq.mtrs of land for DP Road purpose.
- 23) City Survey Officer, Thane has vide order of Sub-Division bearing No.C.S/A.T/Sub-Divi/M.R.No.855/2023/742 Order dated 27/04/2023 The Executive Engineer, City Survey Department, approved drawings/map No.TMC/Mukhya-1/C.S.O-29/386 dated

10/05/2023, Sub-Division M.R.No.855 dated 13/04/2023 vide C.T.S No.278/A/2 has been sub-divided and hence the property card of CTS No.278/A/2 has been cancelled and new property card bearing CTS No.278/A/2/A & 278/A/2/B has been newly created and the names of 6 owners i.e i) Mrs. Manjula Suresh Patil, ii) Mr. Roshan Suresh Patil, iii) Mr.Rohan Suresh Patil, iv) Mrs. Malati Naresh Patil, v) Mr.Ashish Naresh Patil, vi) Miss Priyanka Naresh Patil has been recorded in the property card/record of rights vide mutation entry No.65 dated 05/06/2023 in respect of land admeasuring 1800 sq.meters, lying being and situated at Village-Parsik, Taluka & District -Thane

24)Mutation Entry No.62 dated 17/05/2023

25)Mutation Entry No.64 dated 05/06/2023

26)Mutation Entry No.65 dated 05/06/2023

27)Property Card bearing No.CTS No.278/A/1

28)Property Card bearing No.CTS No.278/A/2

29)Property Card bearing No.CTS No.278/A/2/A

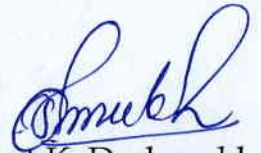
30)Property Card bearing No.CTS No.278/A/2/B

31)The Search Report dated 22/02/2024 issued by the Searcher Mr.Ramesh Dhalpe, Search Clerk from 1995 to 2023 in respect of the said land.

32)Any other relevant titleNIL

33) Litigations if any.....NIL

Date:- 07/03/2024



Mr. Chandrakant K. Deshmukh
Advocate

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