

Mr. Dilip K. Gandhi
B.Com. (Hons.) LL.B.

Office : 3, Satchidanand CHS. Ltd., Tilak Road,
Opp. HDFC Bank, Dombivli (E), Dist. Thane.
Pin - 421201. Mob. : 9892176055
Resi.: Rudra, Plot No. RL - 73, Road No. 16,
Milap Nagar, MIDC, Dombivli (E). Mob. : 7738390957

Advocate & Tax Consultant

Ref.

FORMAT-A

Date :

(Circular 28/2021 dated 08/03/2021)

To
MahaRERA,
Housefin Bhavan,
Near RBI, E Block,
Bandra Kurla Complex, Bandra East,
Mumbai, Maharashtra 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of land bearing **Bhumapan No. & Upvibhag No. 19/1 (1) admeasuring 2130 sq.mtrs. out of 2860 sq.mtrs. and 2) admeasuring 236 sq.mtrs. out of 2860 sq.mtrs. total admeasuring 2366 sq.mtrs. of Revenue Village – Galegaon, Tal. Kalyan, Dist. Thane** (hereinafter referred as the "Said Plot") and bounded as follows:

On or towards the North by	Survey No. 21
On or towards the South by	Survey No. 18
On or towards the East by	Survey No. 24
On or towards the West by	Survey No. 21

I have investigated the title of the said plot on the request of **M/s. Vinayak Construction** and following documents i.e. :-

1) Description of the property. **Bhumapan No. & Upvibhag No. 19/1 (1) admeasuring 2130 sq.mtrs. out of 2860 sq.mtrs. and 2) admeasuring 236 sq.mtrs. out of 2860 sq.mtrs. of Revenue Village – Galegaon, Tal. Kalyan, Dist. Thane.**

2) The Development Agreement dated 31/12/2014 Executed Between M/s. Vinayak Construction through its Partnet Shri. Dharmendra Ramkirat Singh (as a Developer) and 1) Barkibai Rajaram Patil, 2) Rajubai alias Rajibai Krishna Madhvi, 3) Kana alias Kanu Bama Katekar, 4) Bala Krishna Katekar, 5) Ravindra Krishna Katekar, 6) Arjun Krishna Katekar, 7) Anil alia Ananta Krishna Katekar, (as a Owners) for above mentioned land admeasuring 2130 sq.mtrs. out of 2860 sq.mtrs. and same is registered at Sub Registrar Kalyan – 5 under No. 55/2015 dated 02/01/2015.

3) The Development Agreement dated 27/04/2015 Executed Between M/s. Vinayak Construction through its Partnet Shri. Dharmendra Ramkirat Singh (as a Developer) and Smt. Manda Krishna Katekar & Banabai (Banitai) Motiram Patil (as a Owners) for above mentioned land admeasuring 236 sq.mtrs. out of 2860 sq.mtrs. and same is registered at Sub Registrar Kalyan - 3 under No. 1804/2015 dated 27/04/2015.

4) Commencement Certificate issued by Competent Authority, bearing No. KDMC./TPD/BP/2023-24/0009 dated 29/11/2023.

5) Search report for 30 years from 1994 till 2023.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said plot, I am of the opinion that the title of M/s. Vinayak Construction is clear, marketable and without any encumbrances, except the project finance availed, as mentioned herein.

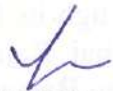
Owner of the said plot:

1) Barkibai Rajaram Patil, 2) Rajubai alias Rajibai Krishna Madhvi, 3) Kana alias Kanu Bama Katekar, 4) Bala Krishna Katekar, 5) Ravindra Krishna Katekar, 6) Arjun Krishna Katekar, 7) Anil alias Ananta Krishna Katekar, 8) Manda Krishna Katekar, & 9) Banabai alias Banitai Motiram Patil,

The report reflecting the flow of the Title of the Owner on the said land is enclose herewith as annexure.

Date : 13/04/2024

Place : Dombivli


DILIP KESHAV GANDHI
ADVOCATE

Mob. No. 9892176055

Email : dilip.keshav.gandhi@gmail.com

Dilip K. Gandhi

B.Com.(Hons), LL.B

Advocate & Tax Consultant

3, Satchidanand Apt. Tilak Road

Dombivli (E) R.M. 1425/79

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Date :

FLOW OF THE TITLE OF THE SAID PLOT.

Sr.No.

- 1) Search report for 30 years from 1994.
- 2) **Mutation No. 183 :** Shri. Kashinath Bala Katekar died on or about 5 years and the following are the legal heirs Barkibai Rajaram Patil, Rajubai Krishna Madhavi

Mutation No. 185 : Shri. Krishna Bama Katekar died about 2 years and the following are the legal heirs Wife Chandrabai Krishn Katekar, Four Sons Bala Krishna Katekar, Arjun Krishna Katekar, Ravindra Krishna Katekar, Anil Krishna Katekar and three daughters Manda Krishna Katekar, Banabai Motiram Patil, Kamlabai Eknath Patil.

Mutation No. 273 : Smt. Kamalabai Eknath Patil died on 03/05/1999 and the following are the legal heirs Two Sons Devidas Eknath Patil, Sainath Eknath Patil, and two Daughters Vandana Ganesh Tare, Meenakshi Eknath Patil

- 3) The Development Agreement dated 31/12/2014 Executed Between M/s. Vinayak Construction through its Partnet Shri. Dharmendra Ramkirat Singh (as a Developer) and 1) Barkibai Rajaram Patil, 2) Rajubai alias Rajibai Krishna Madhvi, 3) Kana alias Kanu Bama Katekar, 4) Bala Krishna Katekar, 5) Ravindra Krishna Katekar, 6) Arjun Krishna Katekar, 7) Anil alia Ananta Krishna Katekar, (as a Owners) for above mentioned land admeasuring 2130 sq.mtrs. out of 2860 sq.mtrs. and same is registered at Sub Registrar Kalyan - 5 under No. 55/2015 dated 02/01/2015.

- 4) The Development Agreement dated 27/04/2015 Executed Between M/s. Vinayak Construction through its Partnet Shri. Dharmendra Ramkirat Singh (as a Developer) and Smt. Manda Krishna Katekar & Banabai (Banitai) Motiram Patil (as a Owners) for above mentioned land admeasuring 236 sq.mtrs. out of 2860 sq.mtrs. and same is registered at Sub Registrar Kalyan - 3 under No. 1804/2015 dated 27/04/2015.

5) The Promoter is entitled and enjoined to construct the Residential cum Commercial building as per the plans sanctioned and the development permission granted by Kalyan Dombivli Municipal Corporation, vide Commencement Certificate bearing No. KDMC./TPD/BP/2023-24/0009 dated 29/11/2023 as may be amended from time to time.

10) Litigations if any

It has been informed by M/s. Vinayak Construction that there is no any pending litigation with respect to the said Plot.

11) Opinion:

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said plot, I am of the opinion that the title of M/s. Vinayak Construction is clear, marketable and without any encumbrances, as mentioned herein.

Place: Dombivli
Date: 13/04/2024



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ADVOCATE

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