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Ref: SC/CA/86/2024 Date: 27.01.2024

To,
**MAHARASHTRA REAL ESTATE**
**REGULATORY AUTHORITY (MAHARERA)**
BKC, HOUSEFIN BHAVAN, NEAR RBI,
E BLOCK, BANDRA KURLA COMPLEX,
BANDRA EAST, MUMBAI,
MAHARASHTRA 400051

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of, land Survey no. 271, Hissa no. 1 (Part), City Survey No. 1721 B (Part), Municipal Ali no. 50, Ward no. 34, in the building known as Raja Govind Building, area admeasuring about **668.90 Sq. Mtrs** situated at Village and Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, within Registration District Thane, Sub registration District Kalyan (hereinafter referred to as **"Said Plot"**)

We have investigated the title of the Said Plot on the request of **M/S. SIDDH ENTERPRISES Through its Partners Mr. Jayesh Dungarshi Gala and Shri. Prakash Ramratan Goyal** and following documents are perused

### 1) DESCRIPTION OF THE PROPERTY:-

Land bearing Survey no. 271, Hissa no. 1 (Part), City Survey No. 1721 B (Part), Municipal Ali no. 50, Ward no. 34, in the building known as Raja Govind Building, area admeasuring about **668.90 Sq. Mtrs** situated at Village and Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation within Registration District Thane , Sub registration District Kalyan.

### 2) THE DOCUMENTS OF ALLOTMENT OF PLOT OF LAND.

i) Vide registered Deed of Conveyance dated 04th June, 1982 executed between Shri Banji Nathu Prajapati and others as Vendor and Shri. Shrinath Shankarlal Khandelwal as Purchaser therein, the property bearing land along with Gala No. 2 standing there on the land property bearing Ali No. 50, house No. 56, bearing C.T.S No. 1721 B admeasuring 30.5 sq. yards equivalent to 25.50 sq. mtrs. situated at village – Kalyan and situated at Kalyan within the limits of Kalyan Municipal Corporation, Kalyan Division Kalyan Taluka Kalyan was purchased by Shri. Shrinath Shankarlal Khandelwal herein.

ii) Vide Agreement for Sale dated 16th March 2009 executed between Sau. Meena Laxmi Narayan as Vendor and M/S. Nidhi Developers as Purchaser therein, the Property bearing Room No. 1 area admeasuring area admeasuring 39.20 Sq. Mtrs was purchased by M/S. Nidhi Developers (REGD: 00930-2009)

iii) Vide Agreement for Sale dated 25th January 2011 executed between M/S. Nidhi Developers as Vendors and M/S Siddh Enterprises as Purchasers, the Property of Room No. 1 area admeasuring area admeasuring 39.20 Sq. Mtrs was purchased by M/S SIDDH ENTERPRISES (REGD: 00517-2011)

iv) Vide Agreement for Sale dated 1st February 2011 executed between Shri Kantilal Alias Bhagwanji Arjunbhai Gadher and 2 others as Vendors and M/S Siddh Enterprises as Purchasers, the property bearing house no. 180 area admeasuring 129.20 Sq. Mtrs was purchased by M/S SIDDH ENTERPRISES (REGD: 01333-2011)

v) Vide Agreement for Sale dated 24th March 2011 executed between Smt. Leelaben Walji Kumbhar Prajapati Chitroda and 8 others as Vendors and M/S Siddh Enterprises as Purchasers, the said Smt. Leelaben Walji Kumbhar Prajapati Chitroda and 8 others sold House no. 50 to M/S Siddh Enterprises (REGD: 03187 - 2011)

vi) Vide Agreement for Sale dated 28th April 2011 executed between Smt. Bharti Bhanji Chitroda and 6 others and M/S Siddh Enterprises, Smt. Bharti Bhanji Chitroda and 6 others agreed to sell the building standing on CTS No. 1721 B (Part) area admeasuring 440.55 Sq. Mtrs to M/S Siddh Enterprises (REGD: 4446 - 2011)

vii) Vide registered Sale Deed dated 20th August 2011 executed between Smt. Bharti Bhanji Chitroda and 6 others as Vendors and M/S Siddh Enterprises as Purchasers, the Vendors sold the remaining area admeasuring 440.55 Sq. Mtrs to M/S Siddh Enterprises (REGD: 9035 - 2011)

viii) As per the order dated 03.11.2017 passed by the Hon'ble Civil Judge S. D. Kalyan in M.A No. 275/2015 the property bearing Ali No. 50, house No. 56, bearing C.T.S No. 1721 B admeasuring 30.5 sq. yards equivalent to 25.50 sq. mtrs. situated at village – Kalyan and situated at Kalyan within the limits of Kalyan Municipal Corporation, Kalyan Division Kalyan Taluka Kalyan was purchased by Shri. Shrinath Shankarlal Khandelwal herein was transferred in the name of Shri. Vinayak Shrinath Khandelwal.

ix) Vide registered Development Agreement dated 10th February 2023 executed between Vinayak Shrinath Khandelwal s/o Late Shri Shrinath Shankarlal Khandelwal and M/s. Siddh Enterprises, Vinayak Shrinath Khandelwal gave the development right of property bearing land along with Gala No. 2 standing there on the land property bearing Ali No. 50, house No. 56, bearing C.T.S No. 1721 B admeasuring 30.5 sq. yards equivalent to 25.50 sq. mtrs. situated at village – Kalyan and situated at Kalyan within the limits of Kalyan Municipal Corporation, Kalyan Division Kalyan Taluka Kalyan to M/S Siddh Enterprises for Development (REGD: 3116 - 2023)

x) Vide registered irrevocable power of Attorney dated 10.02.2023 executed by Vinayak Shrinath Khandelwal in favour of Mr. Jayesh Dungarshi Gala and Shri. Prakash Ramratan Goyal partner of M/S Siddh Enterprises gave the power to Mr. Jayesh Dungarshi Gala and Shri. Prakash Ramratan Goyal partner of M/s. Siddh Enterprises to develop the property bearing land along with Gala No. 2 standing there on the land property bearing Ali No. 50, house No. 56, bearing C.T.S No. 1721 B admeasuring 30.5 sq. yards equivalent to 25.50 sq. mtrs situated at village – Kalyan and situated at Kalyan within the limits of Kalyan Municipal Corporation, Kalyan Division Kalyan Taluka Kalyan (REGD: 3117 - 2023).

xi) Vide registered Development Agreement dated 28th March, 2023 executed between Mr. Chandrashekhar Krishnarao Chumbale and M/s. Siddh Enterprises through its partner Mr. Jayesh Dungarshi Gala and Shri. Prakash Ramratan Goyal, Mr. Chandrashekhar Krishnarao Chumbale gave the development right of property bearing C.T.S No. 1721B area admeasuring 34.47 sq. meters, Lane No. 50, House No. 180, situated at Village and Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, within Registration District Thane, Sub registration District Kalyan to M/S Siddh Enterprises for Development (REGD: 7699 - 2023).

**3)** Property card shows that that the Survey no. 271, Hissa no. 1 (Part), City Survey No. 1721 B (Part), Municipal Ali no. 50, Ward no. 34, in the building known as Raja Govind Building, area admeasuring about **668.90 Sq. Mtrs** situated at Village and Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, within Registration District Thane, Sub registration District Kalyan, out of which an area admeasuring **608.93** sq. meters. stands in the name of M/S Siddh Enterprises; an area admeasuring **25.50** sq. meters. stands in the name of Vinayak Shrinath Khandelwal and an area admeasuring **34.47** sq. meters. stands in the name of Mr. Chandrashekhar Krishnarao Chumbale.

**4)** Search Report dated 27th April, 2023 issued by G. H. Jagtap for the searches conducted in the office of the Sub-Registrar of Assurances at Kalyan in relation to the Scheduled Property for the period extending from 1994 to 2023 (30 years) and search report dated 29.12.2023 issued by Akshay Kinjale for the searches conducted in the office of the Sub-Registrar of Assurances at Kalyan in relation to the Scheduled Property for the period extending from Jan 2023 to December 2023 (01 years).

**5)** On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot, we are of the opinion that the title to develop the said plot by SIDDH ENTERPRISES Through its Partners Mr. Jayesh Dungarshi Gala and Shri. Prakash Ramratan Goyal is clear, marketable and without any encumbrances.

**6)** Owners of the land:
a. M/S Siddh Enterprises - **608.93** sq. meters.
b. Mr. Shrinath Shankarlal Khandelwal - **25.50** sq. meters.
c. Mr. Chandrashekhar Krishnarao Chumbale - **34.47** sq. meters.

a. **MUTATION ENTRY NO. 605** The name of Shri. Chandrashekar Krishnarao Chumbale was recorded in record of rights in respect of Said Plot, Area admesuring 34.47 Sq. Mtr.

b. **MUTATION ENTRY NO. 1129** The name of 1) Smt. Bharti Bhanji Chitroda (Prajapati), 2. Shri. Ashok Bhanji Chitroda (Prajapati), 3. Smt. Rupa Dipin Chitroda, 4. Kumari. Sharmila Bhanji Chitroda (Prajapati), 5. Smt. Amisha (Bhavana) Ashish Devaliya, 6. Smt. Smita Nimesh Bharadwaj was recorded in the records of the rights in respect of the said plot.

c. **MUTATION ENTRY NO. 1153:** The name of M/s. Siddh Enterprises through its partner Mr. Jayesh Dungarshi Gala and Shri. Prakash Ramratan Goyal was recorded in record of rights in respect of Said plot area admeasuring 440.55 Sq. Mtr.

d. **MUTATION ENTRY NO. 1469:** The name of 1. Kantilal (alias Bhagvanji) Arjunbhai Ghadre, 2. Jagdish Arjunbhai Ghadre, 3. Chandrakant ArjunBhai Ghadre was recorded in record of rights in respect of Said plot area admeasuring 129.2 Sq. Mtr.

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e. **MUTATION ENTRY NO. 1462:** The name of M/s. Siddh Enterprises through its partner Mr. Jayesh Dungarshi Gala and Shri. Prakash Ramratan Goyal was recorded in record of rights in respect of Said plot area admeasuring 129.2 Sq. Mtr. and the name of 1. Kantilal (alias Bhagvanji) Arjunbhai Ghadre, 2. Jagdish Arjunbhai Ghadre, 3. Chandrakant ArjunBhai Ghadre was deleted.

f. **MUTATION ENTRY NO. 1463:** The name of Meena Laxmi Narayan was recorded in record of rights in respect of Said plot area admeasuring 39.2 Sq. Mtr.

g. **MUTATION ENTRY NO. 1464:** The name of M/s. Nidhi Developer through its partner Chetan Sharad Apte and Shri Dilip Sridhar Devghar was recorded in record of rights in respect of Said plot area admeasuring 39.2 Sq. Mtr. and the name of Meena Laxmi Narayan was deleted.

h. **MUTATION ENTRY NO. 1465:** The name of M/s. Siddh Enterprises through its partner Mr. Jayesh Dungarshi Gala and Shri. Prakash Ramratan Goyal was recorded in record of rights in respect of Said plot area admeasuring 39.2 Sq. Mtr. and the name of M/s. Nidhi Developer through its partner Chetan Sharad Apte and Shri Dilip Sridhar Devghar was deleted.

i. **DATED 03.05.1983** – The name of Shri Shrinath Shankarlal Khandelwal was recorded was recorded in record of rights in respect of Said plot area admeasuring 25.50 Sq. Mtr.

d. Public Notice dated 14.12.2023 published in "Active Times" and "Mumbai Lakshshadeep".

e. Qualifying comments/remarks if any **:** In view of and subject to what is stated hereinabove and more particularly subject to our observations in **Annexure 'A'**, the said **M/S. SIDDH ENTERPRISES** has clear and marketable title of development rights to develop the Said Property and to sell the various saleable units constructed therein.

The report reflecting the flow of the title of **SIDDH ENTERPRISES** in respect of the said Property is enclosed herewith as **Annexure-A.**

**Date: 27.01.2024**

**FOR M/S. S.C. LEGALS**

S.C. Legals

**ADV.CHETAN D. AGRAWAL**
**PARTNER**